

Mr. P Macari,
Senior Planning Officer
City Development Dept.,
Dundee City Council,
Dundee House, Floor 6,
N Lindsay St., Dundee,
DD1 1LS

Dr.D.Hewick,
17 Davidson Street,
Broughty Ferry,
Dundee, DD5 3AT.
01382 774288

18 December, 2013

Dear Mr Macari,

Proposed house in the grounds of 42 Victoria Road, Broughty Ferry
(13/00818/FULL)

It is proposed to build a 3-bedroom house with parking provision for 2 cars within the curtilage (on the tennis court area) of a Category B-Listed Victorian mansion located in the West Ferry Conservation Area.

We wish to object to this proposal for the following reasons.

1. The design of the proposed house and garage is not appropriate for inclusion in the conservation area. The house is single storey with a monopitch roof, while the garage has a flat roof. This design has been forced on the developer in an attempt to reduce the visibility of the development. The proposed building plot is directly in line with the main entrance in Victoria Road. Therefore, when the attractive trees and planting are removed to enable a new drive to be constructed, it seems likely that it will be difficult to avoid the inappropriate garage and house from being seen from the road.

There have been fairly recent extensions/additions to the main house, but design features sympathetic to the character of the conservation area and the listed property have been imposed on these. The new proposal, however, is alien in design to both the original house and the conservation area.

2. Another reason for the low profile (an attempt at low visibility) design is that the proposed house will be located in front of the main south elevation of the listed house. This is contrary to the local plan. The inappropriate addition to the curtilage will be visible from at least the upper floors of the mansion. The main remaining garden area will be adversely affected with the addition of a much more visible alien inclusion. Also, and an amenity (tennis court), appropriate to a house of this size and quality, will be removed.

3. To provide car access to the proposed property, five (or is it six as shown on the proposed site plan?) mature trees are to be destroyed. The trees would be expected to have a reasonable life expectancy and not one of the trees is graded as U (poor condition).

4. It is important to maintain the prevailing density of houses and their garden grounds in a conservation area characterised by large private gardens. Further damaging infill developments, such as this within the curtilage of a large listed house, should be discouraged.

5. The material used for the new drive should match that used for the existing one. Gravel is not acceptable.

Yours sincerely,

D.S. Hewick [Planning Secretary, Broughty Ferry Community Council]