

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

2 April, 2014

Dear Mr Macari,

**Erection of a new house in the grounds of 42 Victoria Road, Broughty Ferry
and new gateway on the existing driveway (14/00185/FULL)**

We wish to object to this application (which is a resubmitted version of 13/00818/FULL) for the following reasons.

1. It is a gross act of vandalism to move the beautiful decorative listed cast iron gates from their present position to facilitate the intrusion of a rather ordinary modern style single-storey house with a monopitched roof. In their current appropriate position at the entrance to the garden/curtilage of the main house, they are highly visible for the benefit of the general public and the conservation area. Moving them to the proposed position in a less visible location adversely affects the quality of conservation area. Also, the new position will seem incongruous with respect to the relationship of the gates with the main house.

In addition, it seems that the gates may be disconnected from at least part of the adjoining matching railings. This would impair the original decorative effect of the group value on the curtilage boundary. Finally, moving the gates/railings increases the risk of damaging them.

2. The modern design of the proposed house is not appropriate for inclusion in the conservation area characterised by Victorian and Edwardian buildings. In no way could the proposed building be mistaken for a lodge house. 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 beautiful gate, 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 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 the original house, the subsequent additions, and the conservation area.

3. To provide car access to the proposed property, six mature trees are to be destroyed. These trees would have been expected to have had a reasonable life expectancy.

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 with smaller gardens, 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]