

Mr A Ballantine,
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

15 May, 2014

Dear Mr Ballantine,

14/00206/FULL | Proposed creation of new residential unit, including formation of single storey extension | South Cottage 477 Brook Street Broughty Ferry Dundee DD5 2DZ

In spite of the misleading title, the application site comprises the north cottage (and its garden) of a semi-detached pair of traditional stone built/wet-dash harled and slate cottages that still retain their characteristic external appearance.

There has already been an application to modify the south cottage of the pair (14/00204/FULL). We have objected to this earlier application.

We would again like to thank you for asking the applicants to provide amended plans to clarify this application.

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

1. There is to be a large extension projecting from the main south elevation, which although it is to be wet-dash harled and have natural slates, still pays insufficient respect to the traditional character of the building. The 2 large (eave to ground) aluminium window fittings are completely inappropriate. This design is not suitable for a conservation area.
2. The fact that local plan Policies 9 and 11 (which refer to Appendix 3) are relevant to this application presents particular difficulties in that the site is inaccessible to cars. It therefore cannot comply with the stipulated parking requirements. If this is to be set aside, it would be reasonable to insist that there should be a compensatory requirement for the provision for cycle storage. There is no such provision in this application.
3. There are problems with this application in that the site for the 2 proposed cottages can only be accessed/exited via a narrow alley to the south, and it appears that occupants of the north cottage can only exit the site by crossing the garden of the south cottage. Obviously, this garden also has to be crossed when they return.

4. There is no indication of provision for waste storage. For reasons indicated in the above paragraph, the transport of multiple waste containers (particularly from the north cottage) to the pavement (for emptying by the Council) will present logistical problems.

The changes to the 2 linked cottages should have been submitted as a single application. This piecemeal approach is not acceptable and a decision on this 'half' application should be delayed until the accompanying application can be considered.

It seems that the developer is being too ambitious in trying to create 2 enlarged units from this pair of cottages on such a restricted site. The sympathetic conversion of the 2 cottages to a single dwelling may be a more acceptable approach, ensuring the adequate provision of facilities, causing less logistical problems, and less damage to the conservation area.

Yours sincerely,

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