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Dr.D.Hewick,
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8 July, 2014

Dear Paula Frickleton,
**14/00445/FULL | First floor extension to rear of property and attic conversion
with dormer | 26 Monifieth Road Broughty Ferry Dundee DD5 2RU**

This property to be altered is on the end of an attractive Victorian terrace on a main road. Its location on a prominent corner site means that the proposed changes will have a high degree of visibility (both from Monifieth Road and Taymouth Place).

With this in mind, we consider that this proposal is inappropriate for its location and will have an adverse effect on the traditional street scene. We therefore wish to register an objection.

The feature that is particularly bad is the excessively large and inappropriately designed dormer on the south elevation. This occupies around half of the south roof slope, stretches from almost the ridge to the eaves, and seems (from the south elevation on the plans) to extend onto the neighbour's roof.

Furthermore the design is completely wrong (shape and materials) compared with typical Victorian dormers seen locally. In particular, the massive structure incorporates masonry (from a demolished chimney stack? See below) at its front (perhaps required to provide strength because of its size).

There is a puzzling feature about this application in that it makes no mention about the apparent demolition of the large attractive sandstone chimney stack (with original fireclay chimney pots) on the south elevation. It does not appear in any of the plans. Presumably its removal is designed to improve the view from the new proposed dormer. In contrast, the view (of the house), as far as the general public is concerned will be significantly impaired.

Regarding the extension, this has an adverse effect on the appearance of the rear of the house in that it covers up an attractive first floor window.

Overall this application fails to comply with Policy 7 (High Quality Design) of the local plan.

Yours sincerely,

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