

Mr A Ballantine, Dr.D.Hewick,
Planning Officer 17 Davidson Street,
City Development Dept., Broughty Ferry,
Dundee City Council, Dundee, DD5 3AT.
Dundee House, Floor 6, 01382 774288
N Lindsay St., Dundee,
DD1 1LS 19 August, 2014

Dear Mr Ballantine,

14/00561/FULL | Proposed Erection of a Single Storey Detached Dwelling House and Garage in Garden Ground | Land To South Of 3 Balmyle Road Broughty Ferry Dundee

We wish to object to this application.

There was a previous application for building a single storey house on this site in 2008 (08/00434FUL). This was refused by Dundee City Council and a subsequent appeal was dismissed.

We object to the current application for the following reasons

1. The foot print of the proposed house with hard-standing is significantly larger than the previously proposed house and seems to occupy about one-third of the plot. The application does not respect the prevailing densities within the area. Most of the nearby detached houses occupy a smaller proportion of their plots. To allow this development would encourage more infill building to the detriment of the conservation area.
2. We are concerned that a number of mature trees will be destroyed or adversely affected. Tree T410, the best tree on the site (a 'Sorbus Joseph Rock' described by the tree specialist as a 'nice specimen') looks particularly at risk.
3. The large lounge/kitchen windows on the west elevation will result in overlooking of the house to the west. It is noted that the north part of these windows is closer to the neighbouring house than the south part.
4. The off-street parking provision of the donor house will be impaired resulting in a greater demand for on-street parking. This issue was cited as a contributory reason for refusal/dismissal in both the 2008 case and appeal reports. It should be noted that the subsequent local plan of 2014 imposes more stringent requirements for parking provision of the donor house (Policy 12(5)).

The applicant's submitted on-street car parking availability measures and traffic movement figures are inadequate/limited and do not allow for changes in circumstances. The possibility of an increased cluttering up of a (supposedly) quiet road means that the local plan parking requirements

should not be contravened.

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Yours sincerely,

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