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Planning Officer
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Dr.D.Hewick,
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29 May, 2015

Dear Siobhan Johnson,

15/00390/FULL | Proposed alterations and extensions on north and east of existing dwelling, replacement windows, removal of existing garage and erection of new garage and car port and widen existing driveway entrance gate posts. | 1 Fairfield Road Broughty Ferry Dundee DD5 1NX

This application concerns a pleasant early 20th Century large detached house in the Arts and Crafts style. It is in an elevated position and is highly visible from the main road.

The main proposals to the main house are to build a 2-storey extension to the east and an extensive single-storey flat-roofed extension to the north (rear). The latter also extends slightly to the west. Incorporated in the extensions (on the south and west sides) are 4 large rectangular sliding glass windows/doors.

A new garage (triple) is also proposed.

Some consideration has been made to the fact that the development is in a conservation area. Natural slate will be use in the 2-storey extension roof, new walls will be wet harled, replaced rainwater goods will be in cast iron, and many windows are to have replaced timber frames. In addition, the new garage is of an acceptable design with a pitched slate roof.

However, the large flat-roofed extension with incongruous artificial stone and large plate glass sliding windows will be an unattractive visible addition. Similar windows/doors will feature unattractively with the other modifications on the south elevation. Therefore the character and design of the original house and the character of the conservation area will not be respected. Another regrettable consequence of the proposal will be the removal of the eastern chimney stack.

We are writing this letter of representation in the hope that some sympathetic amendments can be made. For instance, could some uniformity (with less single-pane options) be considered with the new windows that would more closely resemble the design (sash?) when the house was first built?

Yours sincerely,

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