

Sharon Dorward,
Planning Officer
City Development Dept.,
Dundee City Council,
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Dr.D.Hewick,
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11 October, 2015

Dear Sharon Dorward,

15/00676/FULL | Demolition of existing timber lock-up garages and the erection of a single storey dwelling house within the existing grounds of 2b New Road | Lock-ups New Road Broughty Ferry Dundee

I am submitting this letter of representation to be considered by you or the new officer as appropriate.

The replacement of the 12 lock-ups by a single storey dwelling seems acceptable although some residents may miss the parking facility in an area where parking is becoming increasingly problematical.

It is noted that the removal of the garages will expose to view a 1.8m high Victorian stone wall. The applicant proposes to repair this if it is not too much work, or, if it is, hide it with a wooden fence. This is not acceptable in a conservation area. Where development exposes an original feature it should not be completely and artificially hidden again. A condition of getting the benefit of planning permission in a conservation area should be a requirement for restoration of the stone wall. It may be that a grant from the Dundee Historic Environment Trust could contribute towards the cost of this.

Another consideration of this site being included in a relatively recent extension of a conservation area is that some effort should be made towards making the design more appropriate. Perhaps there should be a gesture towards making the appearance closer to existing traditional cottages rather than neighbouring modern dwellings. A suitable wooden front door and west dash harling could be suggested. It is noted that even the house on the RHS (when facing the garages) has a wooden front door. The Conservation Officer may have additional suggestions.

Additionally, as mentioned in our discussion, the site will have to be checked for contamination, both from garaged cars and the railway line which passed through the area.

Yours sincerely,

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