

Mr Craig Swankie,
Planning Officer
City Development Dept.,
Dundee City Council,
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Dr.D.Hewick,
17 Davidson Street,
Broughty Ferry,
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15 December, 2015

Dear Mr Swankie,

15/00855/FULL | Proposed Shed & Replacement Gates | Land South Of 182 Long Lane Broughty Ferry Dundee

This development site has an extensive planning history. The previous owner of 182 Long Lane sold the house but retained ownership of the southern part of the garden and around 2011 erected a wooden boundary fence (thus depriving the house of its previously available off-street parking). The intention was to gain planning permission to build a house in the southern part of the garden.

After several attempts, this aim has not been achieved. The reasons for refusal of planning permission included the significant negative effects on the amenity of 182 Long Lane (and the neighbouring houses) and an adverse effect on the character of the conservation area.

It is not clear how the present application progresses the developer's aim to build a house in the garden, but we have the following comments.

1. The proposal to remove the ugly double gates and reinstate the gate posts in stone is positive. However, the design/material of the replacement sliding gates should be appropriate for the conservation area. Gates of Marley Eternit Fibre Cement Cladding do not sound suitable.
2. The single wooden gate looks in poor condition. If it cannot be repaired it should be replaced with a traditional timber ledged gate.
3. The Victorian stone-built potting shed (erroneously called a car port in the application) has been partially demolished by the applicant so that nearly all of the tall west wall remains (albeit with an untidy ragged sloped portion) along with small portions of the north and east walls. It is proposed to reduce the footprint of the shed, apparently reduce the height of the west wall and add a flat roof. It is suggested that it would be more sympathetic to the conservation area to build up the existing east and north shed walls and retain the existing footprint.

Although further demolition of the east and north walls of the shed is unlikely to require Conservation Area Consent, planning permission is required for alteration of the (visible

from the street) west boundary wall which is also a party wall. For the sake of the conservation area (and the neighbour) it suggested that this wall is not lowered, but tidied-up and coping stones put along the sloping and currently ragged section.

4. Removal of the wooden sheds is acceptable and does not require Conservation Area Consent.

This is a letter of representation.

Yours sincerely,

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