

Mr Craig Swankie,
Planning Officer
City Development Dept.,
Dundee City Council,
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Dr.D.Hewick,
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18 June, 2016

Dear Mr Swankie

**16/00529/FULL | Formation of new vehicular entrance | 40 Victoria Road
Broughty Ferry Dundee DD5 1BJ**

We are familiar with the previous applications (14/00185/FULL *Erection of a new house in the grounds of 42 Victoria Road, Broughty Ferry and new gateway on the existing driveway | Garden Ground To South Of 42 Victoria Road Broughty Ferry Dundee* and the house design modification 15/00285/FULL) associated with this proposal. Our objection to the initial application included concerns about the access to the proposed new house in the grounds of the listed property.

The planning authority eventually granted planning permission for the new house (No 40) with the condition that the position of the attractive original gates was unchanged, but that a second set of matching gates and gate piers were erected closer to the listed building. This helped both to retain some of the character of the listed mansion and of the conservation area.

Now the applicant wants to break this condition with a cheaper alternative (avoiding erecting another set of ornate gates) by demolishing some of the adjoining listed wall in a conservation area to provide separate access to the new house. The applicant rather unconvincingly tries to justify this with:

“ The new entrance to No. 40 would be a simple cut in the wall, unembellished to avoid disturbing the elegant and strong simplicity of the wall itself and also emphasising the fact that this new entrance is subordinate to the existing entrance to No. 42.”

Another attempt at justification is made with reference to a similar previous access/demolition in a protected wall on the opposite side of the road to the development site.

The proposal clearly goes against the Council's guidance “ **Breaches in Boundary Walls**”.
Paragraph 2.2.1 Openings to Provide Access.

“Applications will not be recommended for approval where the wall is considered to contribute to the character of the listed building or conservation area and where the proposed alteration would detract from this character. Where there have already been alterations to boundary walls in the vicinity, to the detriment of the character of the conservation area, the remaining sections of boundary wall provide evidence of the original character and form of the townscape, and take on a higher value. Therefore,

rather than accepting further deterioration, there will still be a presumption against additional breaches in such areas and, indeed, a desire for the restoration of already altered walls to their original form.”

The applicant is trying (by means of ‘planning creep’) to get through a proposal that would not have been recommended for approval if submitted in the first place.

We are also concerned that the changed access may cause further damage to mature trees.

We object to this application as it will have an adverse effect on the character of the conservation area and the setting of a listed building.

Yours sincerely,

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