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Planning Secretary  
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Craig Swankie  
Case Officer  
City Development Department  
Dundee City Council  
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3rd February 2021

Dear Craig Swankie,

**21/00048/FULL – Garden Ground to Rear of 182 Long Lane, Broughty Ferry, Dundee.  
Erection of one and half storey dwelling**

This site has a history. It lies within the **Broughty Ferry Conservation Area (2014)** and was the subject of a similar application in 2014, **14/00686/FULL**, which was refused on the 18<sup>th</sup> December 2014. A review of the decision was requested and the decision was upheld by the Local Review Body on the 19<sup>th</sup> May 2015.

A further similar application **18/00800/FULL**, validated on the 16<sup>th</sup> October 2018 was refused again on the 7<sup>th</sup> December 2018. A review of this too was requested and the decision to refuse was upheld by the Local Review Body on the 18<sup>th</sup> June 2019.

This current application differs to an extent from the two previous ones in that the proposed dwelling has been reconfigured in an attempt to overcome one of the main reasons for refusal of the two previous applications, that the scale, massing and design of the proposed dwelling was not in keeping with the established character of the existing New Road streetscape and surrounding Broughty Ferry Conservation Area.

Examination of the documents supporting this new application place doubt upon whether this has been achieved since the reasons for the past refusals were not confined to the design of the dwelling itself, although the footprint of that now proposed differs little from past designs the poor quality of the supporting documents allow little opportunity to assess the proposed new build's effect on its surrounds, they concerned the wider effect on the Conservation Area.

Specifically referring to the content of the relevant Policies contained in the Dundee Local Development Plan 2019 as they relate to this application:

Policy 1. The proposed development would have significant **negative** impact upon neighbouring properties.

Policy 10. The proposal would overshadow neighbouring properties and gardens and would **not enhance the area**.

Policy 13. The principal elevation of 182 Long Lane faces **south and *this proposal is to the front of that property and is within ground that should be considered as the garden area of that property.*** (The statement in italics is taken from the Local Review Body's decision report dated 16 June 2019.) The proposed development **does not comply** with this policy.

Policy 51. Development in a Conservation Area. Because of the location and massing of the proposed dwelling, views of the original house at 182 Long Lane will be obscured adversely impacting on the southern outlook of this property to the detriment of its amenity as well as the appearance of the New Road Streetscape.

The applicant chooses to ignore the content of Appendix 4 of the LDP in regards to car parking. The guidance requires 2 spaces within the curtilage of each house whereas only 3 are made available according to the basic drawings attached to the application.

**Broughty Ferry Community Council's formal view is that it OBJECTS to Planning Application 21/00048/FULL in order to protect the character of the Broughty Ferry Conservation Area (2014).**

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