

PLANNING APPLICATION REF. 18/00869/FULL

**DESCRIPTION OF DEVELOPMENT:
ALTERATIONS AND EXTENSION TO EXISTING DWELLINGHOUSE**

AT

10 SEABRAE CARNOUSTIE DD7 6AY

REPRESENTATIONS

Comments for Planning Application 18/00869/FULL

Application Summary

Application Number: 18/00869/FULL

Address: 10 Seabrae Carnoustie DD7 6AY

Proposal: Alterations and Extension to Existing Dwellinghouse

Case Officer: Pauline Chalmers

Customer Details

Name: Mrs Janet Smith

Address: 33 Admiral street Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application as I will have the occupants looking straight in my window .this will not enhance the area just be a eye sore on our lovely views. I have been in my house for over 20 yrs and would not have the privacy if this application was to be allowed

Comments for Planning Application 18/00869/FULL

Application Summary

Application Number: 18/00869/FULL

Address: 10 Seabrae Carnoustie DD7 6AY

Proposal: Alterations and Extension to Existing Dwellinghouse

Case Officer: Pauline Chalmers

Customer Details

Name: Mrs ISABELLA BARR

Address: 29 ADMIRAL STREET CARNOUSTIE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This alterations and Extension will block my view it will look into my garden and my living room windows I will have no privacy. My views have not changed since the last times this has come up and it never will I am so against this

Comments for Planning Application 18/00869/FULL

Application Summary

Application Number: 18/00869/FULL

Address: 10 Seabrae Carnoustie DD7 6AY

Proposal: Alterations and Extension to Existing Dwellinghouse

Case Officer: Pauline Chalmers

Customer Details

Name: Mrs Rebecca Whitfield

Address: 6 Seabrae Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I STILL OBJECT STRONGLY TO THE ABOVE PLANNING APPLICATION for the following reasons. Our home will be overlooked by the proposed building thus causing a loss of privacy. Also, the proposed building, which replaces a bungalow, is two storeys high which will have the effect of us being 'hemmed in' and over shadowed. The current owners have created a drive way to park their cars off road, Seabrae is an unadopted road and as such is a rough track, the turning in of cars into number 10 is already causing the road to deteriorate. It is also a safety concern as cars reverse out onto the narrow road where many children, elderly and disabled people, and dog walkers enjoy safe access to the beach. Seabrae has a high density of housing already, a new development of this size will cause overdevelopment of the area and have a detrimental effect on the open aspect of Seabrae. The proposed development is not in keeping with the character of the older buildings of the neighbourhood and will stand out as being 'different' and, in my opinion be an eyesore. Seabrae has a traditional feel with many houses that are over 100 years old, built from traditional materials in a traditional style and a road that is not tarmacked. This traditional character will be adversely affected by the proposed development which is of a very modern in style, using building materials that are not in keeping with the rest of the area. The design of the building takes in the whole width of the garden of number 10 meaning that with two storeys it is a considerable extension to the bungalow that exists on the plot. The sheer size of the proposed building, as well as its modern appearance, will dominate the neighbourhood having a detrimental effect on the character and open feeling that we and many visitors to the vicinity enjoy. Our home will lose all views of the sea due to the width and height of the proposed building meaning that we will no longer be able to enjoy our outside space as we used to. The proposed building will encroach greatly on our privacy.

Comments for Planning Application 18/00869/FULL

Application Summary

Application Number: 18/00869/FULL

Address: 10 Seabrae Carnoustie DD7 6AY

Proposal: Alterations and Extension to Existing Dwellinghouse

Case Officer: Pauline Chalmers

Customer Details

Name: Mr Lee Kent

Address: 1 Seabrae Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although token changes made to the initial plans very little has been done to alter the impact this structure will have on the local area, the structure will still significantly alter the local skyline especially on its Western elevation. The additional vehicle traffic will still damage the unadopted road that is Seabrae which is already showing significant signs of damage following the removal of the existing historical wall and new vehicle access that has been created without any neighbor consultation.

The latest builds and extensions carried out in Seabrae have been done with sympathy to the area, showing respect to the existing historic properties in both Seabrae and Tayside Street. They have consisted of small dwellings for elderly residents (granny flats so to speak) and are the current properties numbers 3 & 10 Seabrae. These have allowed the area to retain its character and were kept deliberately small and unobtrusive to achieve this and allowed those residents that owned property in Tayside Street and Seabrae to continue to enjoy the coastal location and views they have paid such a premium for.

The recent extension at 1 Seabrae, after informal consultation with neighbours, deliberately developed the North side of the building for this very reason despite there being plenty of land available at the south of the property.

The extension proposed at number 10, if allowed, will bear no resemblance at all to the existing structure and is not in keeping with the local area of Westhaven (a historic seaside / fishing village). The property proposed is huge and imposing and protrudes further from the existing building line on both its north and west elevations and would completely alter the whole feel of the historic road that is Seabrae. It also seems to sit in a lopsided location within its plot coming far too close to its western boundary than seems necessary.

Currently users of Seabrae who range from dogwalkers, ramblers, cyclists and tourists are greeted to an unobstructed sea view as soon as they turn into the road from Tayside Steet - this would be blocked by the proposed building works.

Seabrae is currently lined with natural verges consisting of coastal grasses, beautiful wild flowers, sprawling colorful bushes and of course the wildlife that goes hand in hand with this, butterflies, birds etc etc. The proposed development at number 10 shows the complete removal of one of these verges which would not only destroy the above it would also impact once again on the whole feel of the area.

The same can be said for the removal of the historic stone wall that borders the west side of the current property, this wall also adds to the quaintness and historic feel of the lane - some of this wall has already been removed to allow for the installation of a new vehicle access and driveway at the property in question which I can only assume the appropriate permissions were applied for if needed.

As Seabrae is an un-adopted road and as such is un-maintained by the council I am very concerned as to the effect building works and associated heavy traffic will have on the road surface. A massive amount of damage has already been caused by the vehicular comings and goings of those people renting this holiday let and using the aforementioned new vehicle access and I only fear that if this property is allowed to increase in size the number of people letting the property for weekends / holidays etc would increase massively and so therefore would the vehicle traffic and damage to the road. I also fear that if this property is allowed to grow in size to accommodate bigger groups we could see groups of Stags and Hens renting the place out for boozy weekends and I ask - is that the kind of thing that the council wants to risk happening with this quaint little lane?

The whole feel of Ballister Park and the beach to the south of this property would be affected by this development. Currently due to the fact most of the properties that border the park and look onto the beach are set back significantly from the cycle path the park and beach seems to offer its users a sense of privacy and families and couples alike are often seen having a picnic or just sitting on the benches or walking the beach just enjoying the remote feel to the area. I know for a fact that the local Scout group use the park for camping and it offers them a good sense of privacy while being close to the children's homes and local amenities. The large full height windows on the south elevation of this proposed development would completely alter the feel of the park and the seafront as it would completely overlook them ruining the whole experience for multiple users and again completely altering the whole feel of the area.

From a more personal point of view our privacy would be seriously affected if this development were allowed as all 3 of our south facing bedrooms, and 2 of our public rooms not to mention our entire garden would be overlooked.

Although I know that loss of a view alone is not grounds for objection I feel I have to mention that ourselves and others will be massively effected if this development is allowed.

We have all paid a very high financial premium for our properties because of their location, their sea views and most importantly the general feel of the immediate area, all of which will be severely impacted should this development be allowed and I fear it would have a massive negative impact on many of the surrounding properties values.

To summarise I feel that this proposed extension will be completely out of character for the local area which currently has a quaint historic seaside feel.

The development would destroy beautiful wild verges and historic stone walls, damage a fragile

road surface and negatively affect the property values of many of its neighbours.

The waterfront, beach and Ballister Park are all enjoyed by local residents, ramblers, dog walkers, cyclists, the local scout group and tourists from far and wide all of whom comment positively on the general unspoilt and traditional feel of this area of Westhaven - please don't allow them to be spoilt.

If this development is allowed it will impact on the enjoyment of the whole area for so many people, please allow the waterfront and Seabrae to retain its character and charm as once that charm and character has gone it can never be replaced.

I urge whoever makes the planning decision for this application to visit the site personally, get a feel for the area, talk to the locals and the folk that use this beautiful historic setting, show them the plans and ask them what they think about them before making any decision as the vast majority of people who use this area will be blissfully unaware of the proposal as only a very small number of people have been notified

Comments for Planning Application 18/00869/FULL

Application Summary

Application Number: 18/00869/FULL

Address: 10 Seabrae Carnoustie DD7 6AY

Proposal: Alterations and Extension to Existing Dwellinghouse

Case Officer: Pauline Chalmers

Customer Details

Name: Mrs Margaret Thomson

Address: 3 Seabrae Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This latest proposal to build and extend property at no.10 Seabrae still appears to have planning for a 2 storey dwelling plus for extensions the width breadth of the whole ground area. My house at no.3 and the previous owners house(Mr&Mrs Ross) at no.10 Seabrae, where only given permission to build on the condition that the planning proposals were for a single storey builds i.e. a "BUNGALOW "

It would be politically wrong if this proposal at no.10 was passed. It would be totally contradictive to planning allowed previousley at no.3 and no.10 Seabrae in the past.

For thus reason I strongly object to this new proposed plan

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Address: 10 Seabrae Carnoustie DD7 6AY

Proposal: Alterations and Extension to Existing Dwellinghouse

Case Officer: Pauline Chalmers

Customer Details

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Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This latest proposal to build and extend property at no.10 Seabrae still appears to have planning for a 2 storey dwelling plus for extensions the width and breadth of the whole ground area.

My house at no.3 and the previous owners(Mr&Mrs Ross) house at no.10 Seabrae were only given permission to build on the condition that the planning proposals were for single storey builds i.e a "BUNGALOW".

It would be politically wrong if this new proposal was passed .

It would be a total contradiction to planning allowed previously at no.3 and no.10 Seabrae in the past.

For this reason I strongly object to this proposed plan at no. 10 Seabrae .

Comments for Planning Application 18/00869/FULL

Application Summary

Application Number: 18/00869/FULL

Address: 10 Seabrae Carnoustie DD7 6AY

Proposal: Alterations and Extension to Existing Dwellinghouse- Re-application

Case Officer: Pauline Chalmers

Customer Details

Name: Mrs Jean Brown

Address: 22 Tayside street Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this 3rd application for 10 seabrae. There appear to have been minor alterations to the plans again. I'm wondering how many times this procedure is to be gone through.

If planning have meetings with the agent regarding the possibility of a plan being rejected/accepted perhaps they would arrange to meet with the notified neighbours in order that we can understand the procedure.

When the house at no 3 Seabrae was built Angus planners stated that it had to be bungalow size and have the same frontage as no 10 bungalow. What has changed?

This proposed house does not fit in with the character of the area and it appears the ground is not big enough for the development.

The house would overshadow and overlook surrounding properties.

I'm not sure I understand the significance of the shadow equinox studies.

I would invite the planners to walk along the beach front cycle path from the station, passing Seabrae on the left and towards the coastguard station. They will pass on the left a number of original cottages, houses and extensions. They are all set back into gardens and have a uniform look about them. They fit!

There are some local concerns about the recently opened up driveway at no 10. Continual movement of large cars and van type vehicles are causing some erosion to the already poor condition of Seabrae.

Comments for Planning Application 18/00869/FULL

Application Summary

Application Number: 18/00869/FULL

Address: 10 Seabrae Carnoustie DD7 6AY

Proposal: Alterations and Extension to Existing Dwellinghouse- Re-application

Case Officer: Pauline Chalmers

Customer Details

Name: Mrs Una Wardrop

Address: 27 Admiral street Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:When I first saw the plans for the changes at 10 Seabrae I was totally shocked. It would appear that this third application has had only very small changes to the plans. It remains a large 2 storey practically new build. The proposed house appears to be using the majority of the ground. I feel that my flat, others in the block, nearby houses and the 3 cottages for elderly people would be hemmed in and in the shadow if this plan is allowed to go ahead.

This small plot is not suitable for such a large 2 storey house.

Comments for Planning Application 18/00869/FULL

Application Summary

Application Number: 18/00869/FULL

Address: 10 Seabrae Carnoustie DD7 6AY

Proposal: Alterations and Extension to Existing Dwellinghouse- Re-application

Case Officer: Pauline Chalmers

Customer Details

Name: Mrs Phillis Dempster

Address: 23 Admiral streer Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There has been very little change to the planning proposal for no.10 Seabrae. It still appears to have plans for construction of a 2 storey house. As I already said the sheer size of this building will totally over shadow surrounding properties, (because of its frontal position) which is totally inconsiderate of the neighbours.

It should also be noted that planning allowed at both no.3 & no.10 Seabrae was only given to build a single storey home.

I emphasise the total incosideration for fellow neighbours and strongly object!

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Application Number: 18/00869/FULL

Address: 10 Seabrae Carnoustie DD7 6AY

Proposal: Alterations and Extension to Existing Dwellinghouse- Re-application

Case Officer: Pauline Chalmers

Customer Details

Name: Mrs Susan Mc Mahon

Address: 2 Seabrae Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed plans for the alteration at 10 Seabrae on the grounds of safety. The surface of the road at the entrance to this property is already showing signs of erosion since the present occupiers have been using it. The stones on the surface are being constantly dislodged causing large holes. This is a safety hazard to both pedestrians and car users alike. Several years ago I walked the road with a member of the Roads department and was advised that no heavy vehicles should be allowed to use Seabrae as this would damage the water pipes and sewers under the fragile road surface. We have already experienced burst water pipes in the road due to heavy lorries.

If this planning application was approved, how would the construction traffic enter the site and can we be sure these restrictions on Seabrae would be adhered to?

I believe a site visit from the Planning department is needed here.

Comments for Planning Application 18/00869/FULL

Application Summary

Application Number: 18/00869/FULL

Address: 10 Seabrae Carnoustie DD7 6AY

Proposal: Alterations and Extension to Existing Dwellinghouse- Re-application

Case Officer: Pauline Chalmers

Customer Details

Name: Mr Robert Ross

Address: 8 Seabrae Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This latest application if anything gives me more cause for concern. It can be seen that the proposed building, that is designed in such a way as to maximise the wonderful setting that it is in, as can be seen from the fully glazed front and what appears to be a terrace with a south/west sunny disposition.

However in doing this the impact on No 8 is such that its patio area that we as a family enjoy will be in shadow in the summer as depicted in the drawings within the application and my view from within No8 will be diminished.

No8 shares a North and East boundary with No10 and there is a great deal of information lacking in this and it is unclear if the external wall to the West and South are being reduced in height, again to maximise the view from No10, whilst the proposal will impact negatively on the vista that others in Seabrae presently enjoy.

Presently the shared boundaries are in a state of disrepair due to the uncertainty that these applications have created

I would again state as I have previously, that No10 as is, was restricted to being a 1 storey bungalow when built by my mother and this proposal is 2 storeys. Therefore, has this restriction been removed, when did this happen and if not was my mother advised incorrectly by the Local Authority? I have asked this question before but sadly still no answer from the Planning Authority. Digging down for the purposes of AOD will not remove the fact that it is being applied for as a 2 storey building.

The plans are ambiguous and I believe will be changed during any construction, the proposal will

have detriment to my amenities and the application is contrary to anything that would have previously been permitted by the LA.

To call this to be an application for an extension is not accurate, it is more a demolition and rebuild.

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Application Summary

Application Number: 18/00869/FULL

Address: 10 Seabrae Carnoustie DD7 6AY

Proposal: Alterations and Extension to Existing Dwellinghouse- Re-application

Case Officer: Pauline Chalmers

Customer Details

Name: Dr Ronald Woomble

Address: 4 Seabrae Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having studied these, once again altered plans, it still appears to me that the proposed alterations are again still out of character with the surrounding houses in Seabrae. I note that with some clever redesign the height of the new building is exactly the same height as the existing building but the new build still has a greater foot print than the old.

The new proposed building is still built right up to and on the western boundary of the plot. I also note the the proposed new ground floor level for the lounge is now one metre lower than the existing ground floor level. How is this going to be accomplished without a major excavation of the existing ground of the plot and the attendant disruption to the road and surroundings?

Let us also not forget the access to Seabrae for the current householders during these proposed works.

In addition how does a one metre lowering of the ground floor level for the lounge, stack-up against the potential future problem of flooding due to sea level rising. Surely this needs to be addressed.

Another major concern, raised before, is the problem with the road profile and surface of Seabrae. The profile in the plans is highly simplified, and does not show the sloping nature from east to west, which makes the proposed entrance to the garage at the rear of the property problematic. The surface of Seabrae leading to the present entrance of the property shows considerable damage and erosion and this needs to be given due consideration.

How is the construction traffic to be managed, if the proposal goes forward? As your are aware, the road surface of Seabrae is not made up, with services underneath unprotected, and is

unsuitable for heavy traffic.

In conclusion I still strongly object to this proposal.