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Scottish Charity No.  
SC012569

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Simon Rettie  
Alistair Scott  
Paul Smart  
Robert Wilson

Your Ref: 07/03971/WFULL

Subject: Demolition of existing dwellinghouse and erection of 15  
flatted dwellings including associated car parking and  
landscaping

Hillpark House  
37 Townhill Road, Dunfermline  
KY12 0J

Date: 23-Jan-08

FOUR Ref: INC 0834  
DEVELOPMENT SERVICES  
ACTION/REPLY/INFORM  
Monitor  
YES/NO 29 JAN 2008  
RESPONSE  
days  
Consult  
Note  
File Reference

The Trust has examined this application by C D J Watson Ltd (George Walker Building Design Services) for the above and wishes to comment as follows:

The Trust objects to this application for two reasons. We object to the demolition of the existing house which dates from the early 20th century and has considerable architectural merit. The building does not appear to be structurally unsound and the Trust would strongly recommend that reuse is encouraged rather than demolition. The Trust does not object to the principle of sympathetic extension to the existing building.

The proposed new flatted dwellings would create a development which is totally out of scale and character with its surroundings. This area of Dunfermline is principally low density with dwellings of 1 or 2 storeys. The Trust feels that this large block so close to the road will dominate the surrounding buildings. The design is not felt to be in keeping with the surrounding area and the large footprint would result in the loss of garden ground and therefore damage the character and amenity of the area.

The proposals are therefore contrary to Dunfermline & The Coast Local Plan Policy BE2: Development within Town and Village Envelopes which states that new development must 'respect the character and appearance of the adjacent townscape in terms of density, scale, massing, design, external finishes and access arrangements' and Policy BE3: Development Design which states that 'all new development is expected to make a positive contribution to its immediate environment'.

*Gemma Wild*

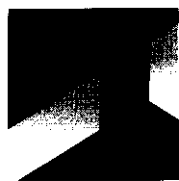
Gemma Wild  
Technical Officer (Conservation and Design)

To Head of Development Services, Fife Council (West)

cc AHSS

**Town and Country Planning (Scotland) Acts**  
**Application for Planning Permission and/or Listed Building Consent, etc.**

SCOTTISH



CIVIC TRUST

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Scottish Charity No. SC012569

Your Ref: 07/03971/WFULL Our Ref: 0873 Subject: Demolition of existing dwelling house and erection of 15 flatted dwellings including associated car parking and landscaping Hillpark House 37 Townhill Road Dunfermline KY12 0J Date: 07-Mar-08

The Trust has examined this application by C D J Watson Ltd (George Walker Building Design Services) for the above and wishes to comment as follows:

The Trust has recently been provided with additional information regarding the structural defects within the existing property. The engineer's report indicates that the building has suffered from neglect and a lack of maintenance for many years resulting in water ingress and resulting problems.

While regretting that reuse is not likely, the Trust is willing to accept that repair may be uneconomical and that demolition may be necessary.

However, our concerns regarding the proposed replacement building remain. While we do not object to the principle of development on this site, we feel that the proposed building is out of character with its surroundings. We would refer you to our earlier comments in our letter dated 23rd January 2008.

Gemma Wild

Gemma Wild Technical Officer (Conservation and Design)

Trustees: Sheena Andrew J Scott Brown Patricia Chalmers Norman Galbraith David Hooker Roland L Kennedy Angus Kerr David J MacRobert David R Paton OBE Simon Rettie Alistair Scott Paul Smart Robert Wilson

To Head of Development Services, Fife Council (West) cc AHSS

Fife Council Development Services stamp with fields for To, Monitor (YES/NO), Consult, Note, and File Reference (07/03971/WFULL). Date: 14 MAR 2008.

Town and Country Planning (Scotland) Acts Application for Planning Permission and/or Listed Building Consent, etc.

