

**Mrs Judith Harding (Objects)**

**Comment submitted Wed 21 May 2014**

The Royal Burgh of St Andrews wishes to object to the application to build three one and a half story houses to the rear of West House, 102, Hepburn Gardens, St Andrews, KY16 9LT, on the following grounds.

1 The house and gardens form a single entity as a B listed property in a Conservation area. This should be retained as an important example of the architecture and landscaping of the 'Arts and Crafts' movement of the early twentieth century.

2 Landfill. Three houses in the garden ground will impinge upon neighbouring properties and entail pressure on infrastructure.

3 The situation of the plots suggest this will involve felling of mature trees and even the possible need for demolition of parts of the property to allow an access road. These new houses are likely to be visible from the Lade Braes.

We do not find it appropriate to give planning permission in principle under the above circumstances, the plans submitted lack detail. Please acknowledge receipt of this objection.