

# Disclaimer

For the purposes of this presentation, some of the application plans may have been cropped to enable a clearer display of detailed areas of the proposed development.

Further information regarding planning applications, including the original plans, can be viewed at:

[Aberdeenshire Council](#)

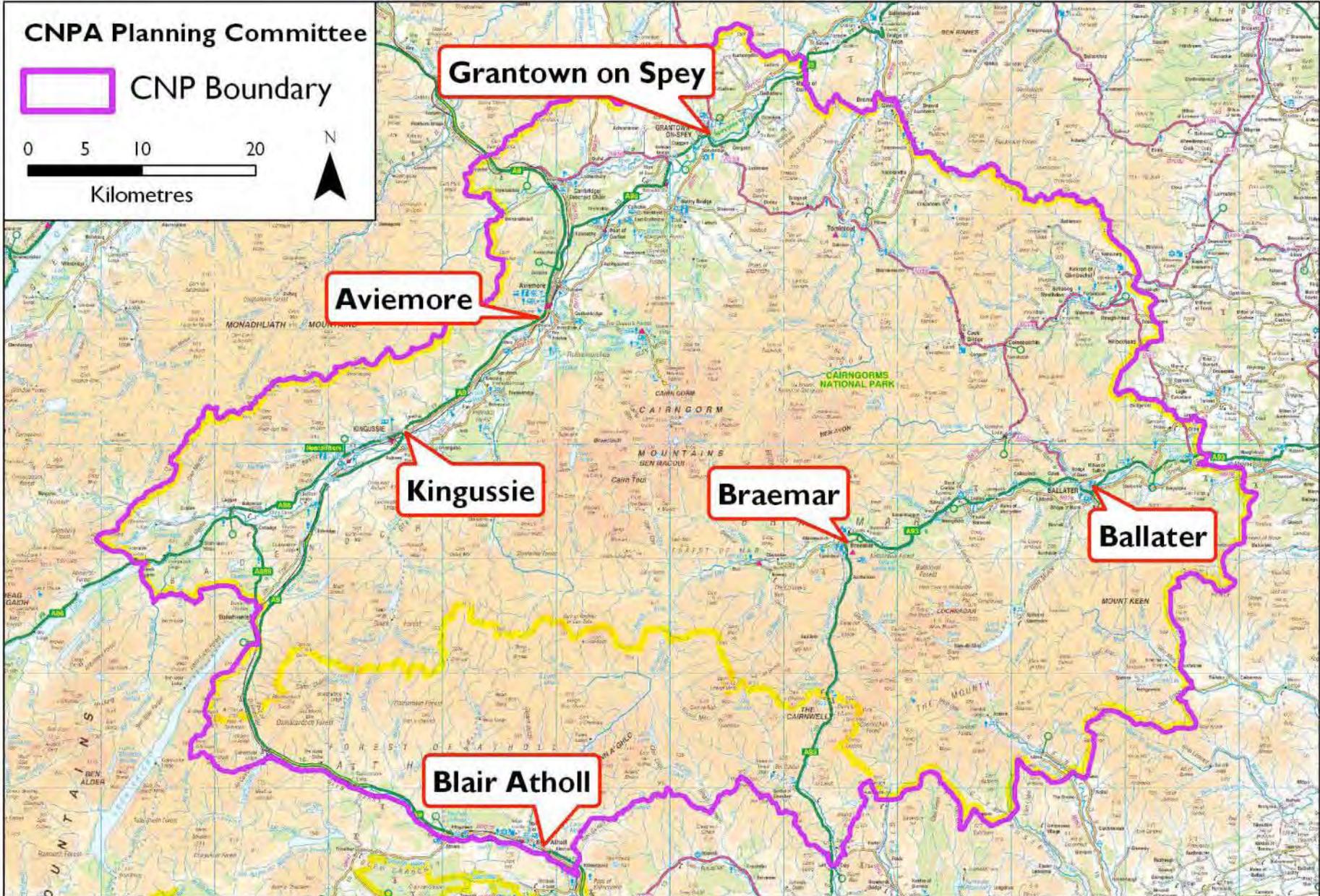
[Angus Council](#)

[Highland Council](#)

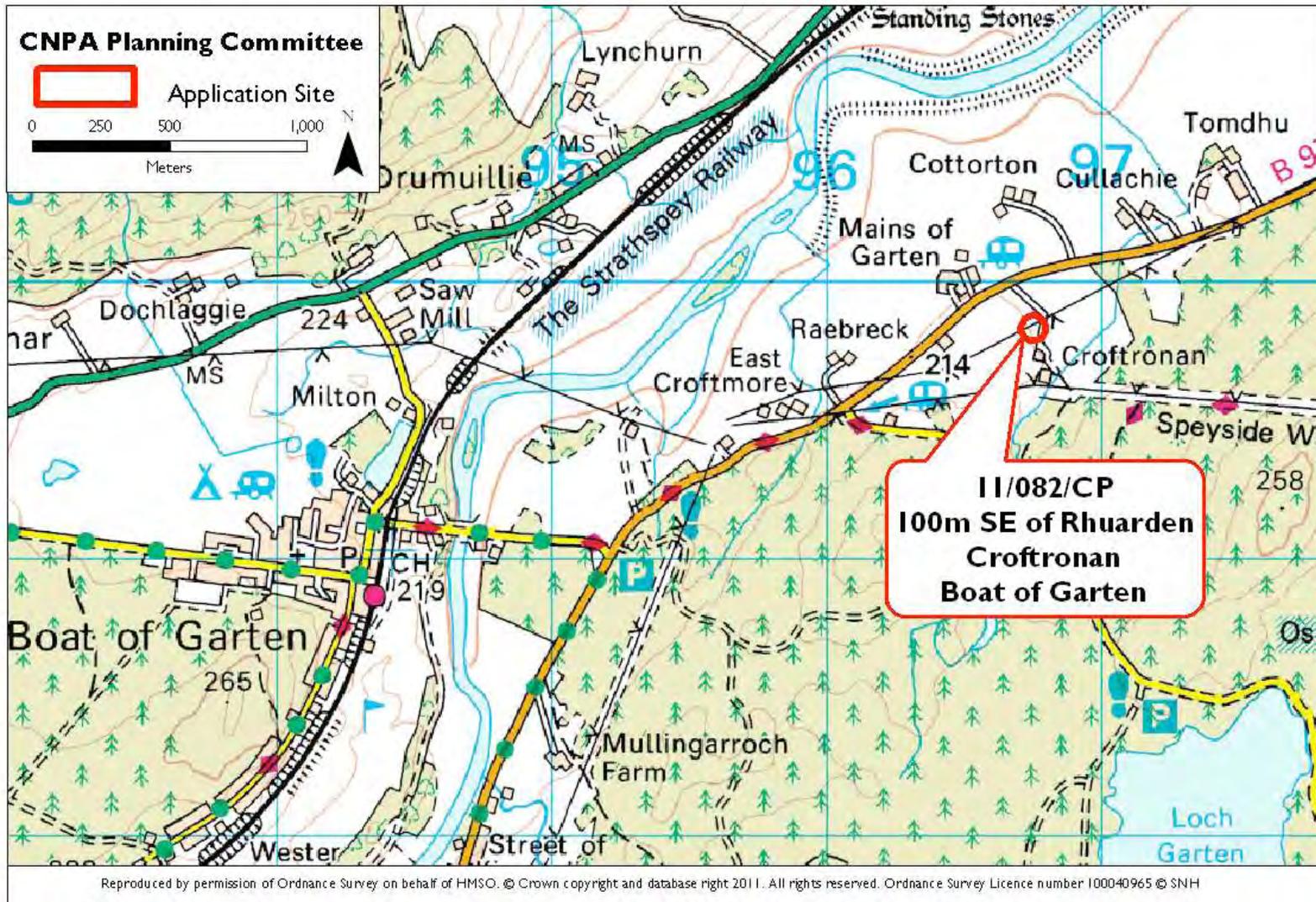
[Moray Council](#)

[Perth & Kinross Council](#)

Website links in this presenter are for your convenience to provide further information. These websites are not under the control of the CNPA and we are not responsible for the contents or availability of any other websites to which we provide a link.



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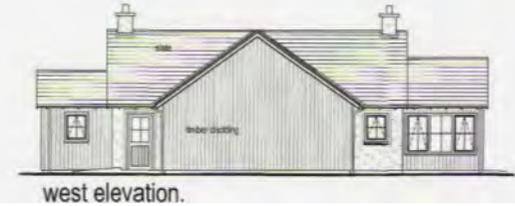


**Matters Specified in Conditions**  
**Erection of New House for Holiday Letting**  
**Applicant(s): Mrs Jack**



Proposed site area

### Proposed elevations

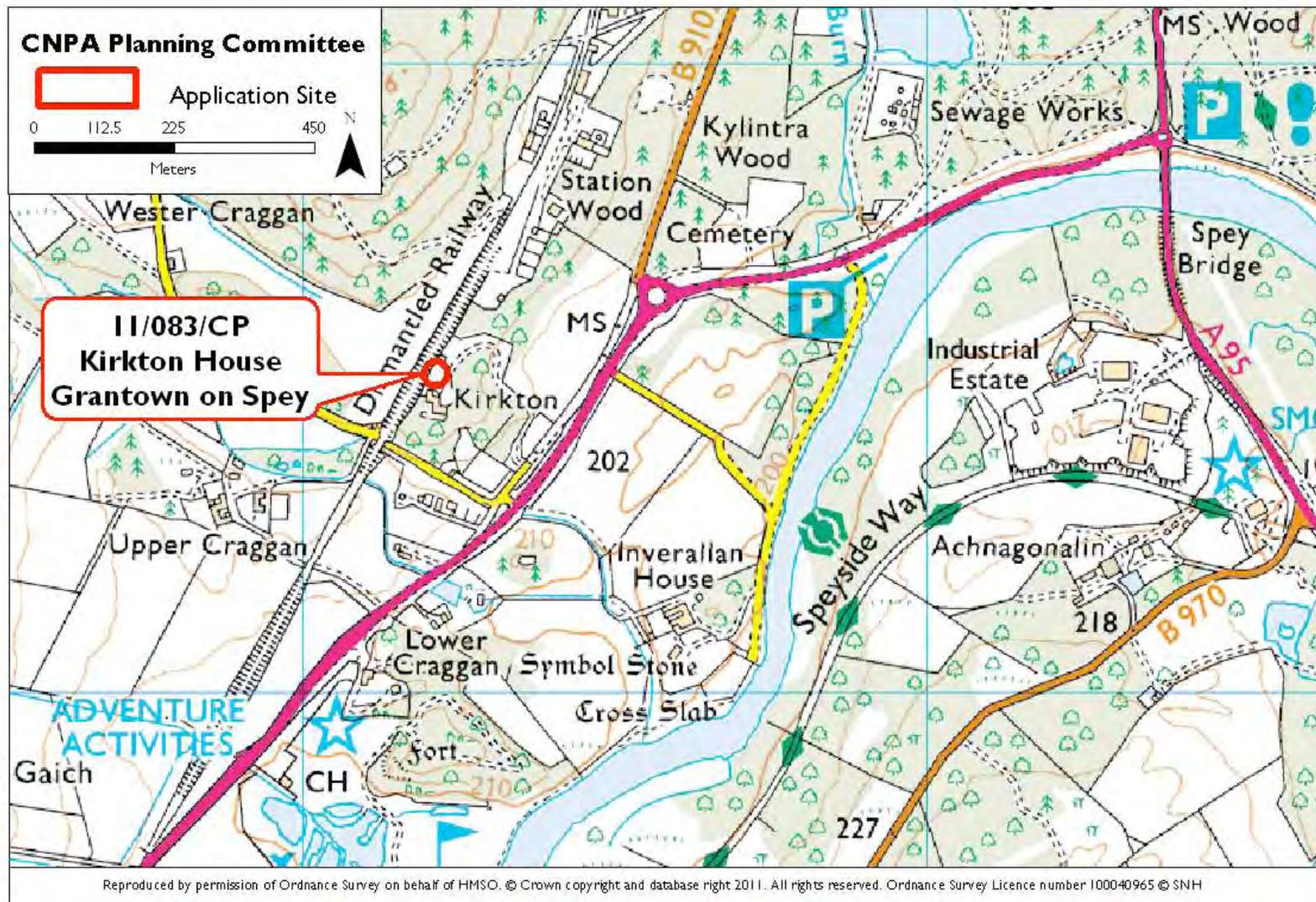


### KEY POINTS :

- Planning Permission in Principle (PIP) was granted by the CNPA in September 2010 for a “new house for holiday letting” on the subject site. This is the associated application for Matters Specified in Conditions (CNPA ref. no. 10/187/CP refers);
- The proposed design has come about following detailed discussion with and advice from CNPA planning officers;
- A condition of the PIP required that the layout, design and materials of the property reflect the traditional design and styles typical of the vernacular of the area;
- The principle of the development of a house for holiday letting purposes has been established on the site through the granting of Planning Permission in Principle. The current application for the detailed design is not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

**RECOMMENDED COMMENTS :** The design of the proposed holiday letting unit has resulted from extensive dialogue between the agent and CNPA planning officials. The design is considered to accord with condition no. 3 of the Planning Permission in Principle, which required that the layout, design and materials of the property reflect the traditional design and style of typical of the vernacular of the area.



**Full Planning Permission  
Erection of New 3 Car Garage with Maintenance  
and Storage Space Above  
Applicant(s): Mrs J Drummond**



**FRONT ELEVATION**  
(scale 1:50 @ A1)



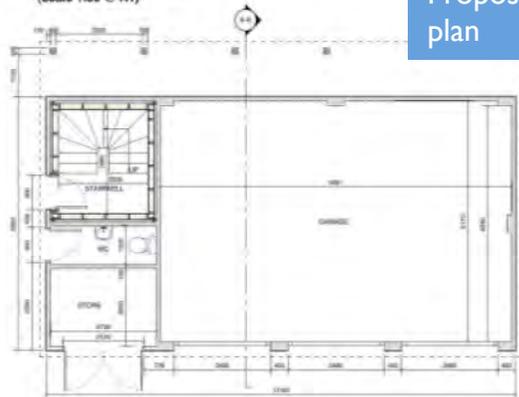
**REAR ELEVATION**  
(scale 1:50 @ A1)

Proposed elevations



**FIRST FLOOR PLAN**  
(scale 1:50 @ A1)

Proposed floor plan





**KEY POINTS :**

- A previous similar application was made on the land in 2009 for a triple garage, including staff accommodation at first floor level. The proposed garage was at the same location as the currently proposed garage. The planning application was not called in by the CNPA. The application was later withdrawn;
- The triple garage is proposed in the grounds of Kirkton House, which is a large Edwardian property. The garage is proposed approximately 30 metres to the north of the house;
- The previously proposed staff accommodation has been omitted and the first floor is now proposed as storage space;
- The garage is proposed in area of the garden in which there are several trees. CNPA comments in relation to the previous application on the site highlighted this and encouraged their retention where possible;
- The proposal for a domestic garage within the extensive gardens grounds of a residential property is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**

**RECOMMENDED COMMENTS :** In the interests of natural heritage the CNPA would recommend that trees are retained where possible around the garage. In addition, it is recommended that the garage is treated as ancillary to the dwelling house and is not sold separately.





The majority of properties in Ellanwood Road have front porches



### KEY POINTS :

- The proposal is to create an enlarged porch on the front elevation of an existing dwelling house;
- The flat roof form of the porch is consistent with the design of porches existing on properties in the vicinity;
- Proposed materials would match those of the existing dwelling house;
- The proposal is minor and domestic in nature and is not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN