

**Full Planning Permission**  
**Erection of House with Detached Outbuildings**  
**Inc a Garage & Swimming Pool**  
**Applicant(s): Mrs Samantha Wilding Masson**

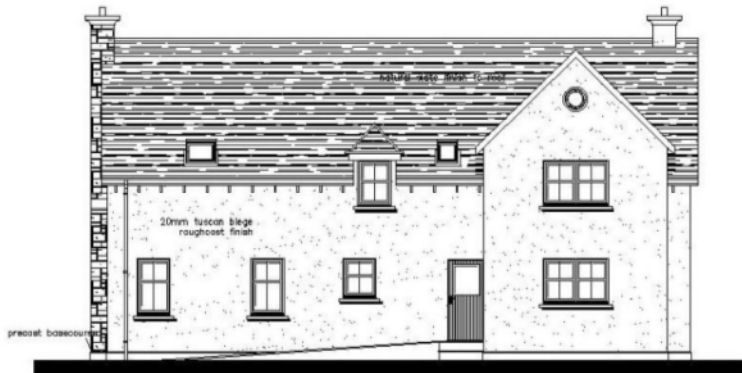


FRONT ELEVATION



SIDE ELEVATION

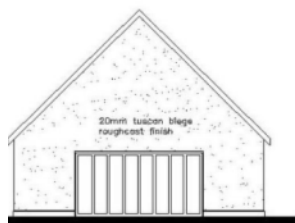
Proposed elevation drawings



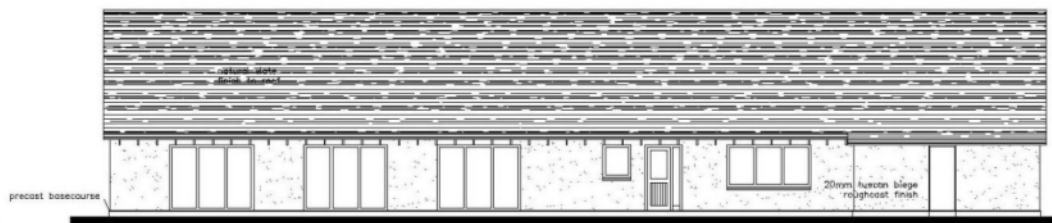
REAR ELEVATION



SIDE ELEVATION

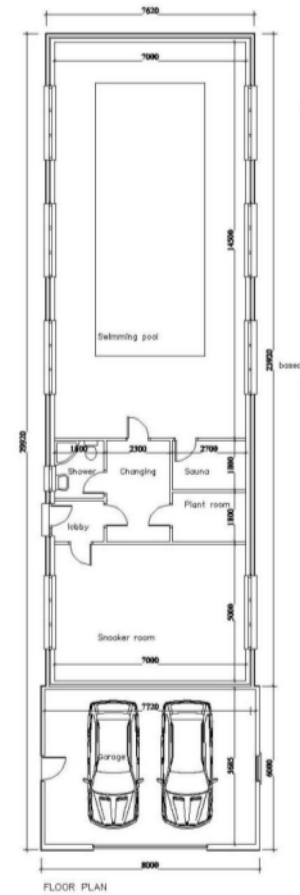


FRONT ELEVATION



SIDE ELEVATION

Proposed garage / swimming pool elevations



FLOOR PLAN

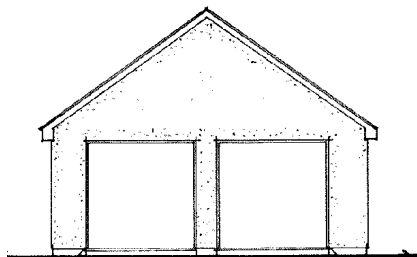
Garage / swimming pool floorplan



REAR ELEVATION

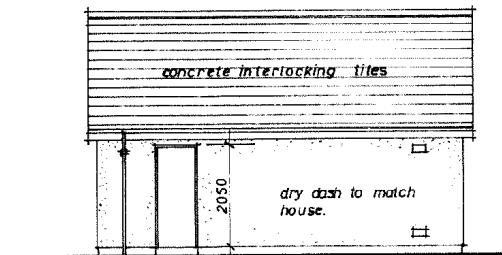


FRONT ELEVATION



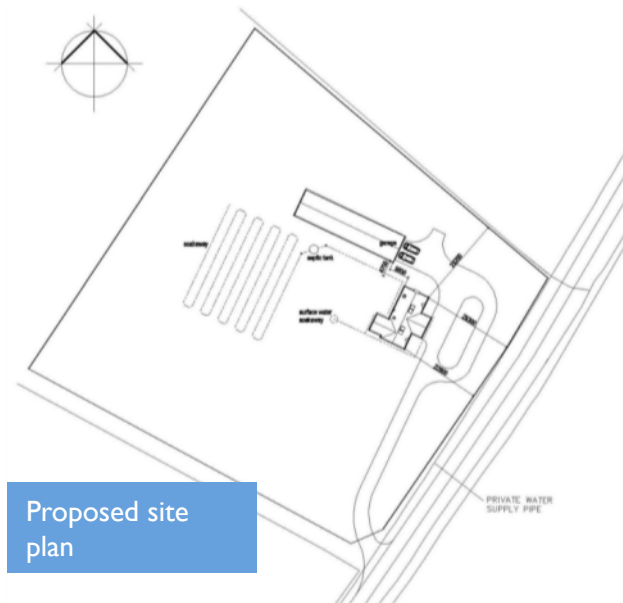
*up and over garage doors*

Front Elevation



Side Elevation

Dwelling house and garage permitted on the site in 2002

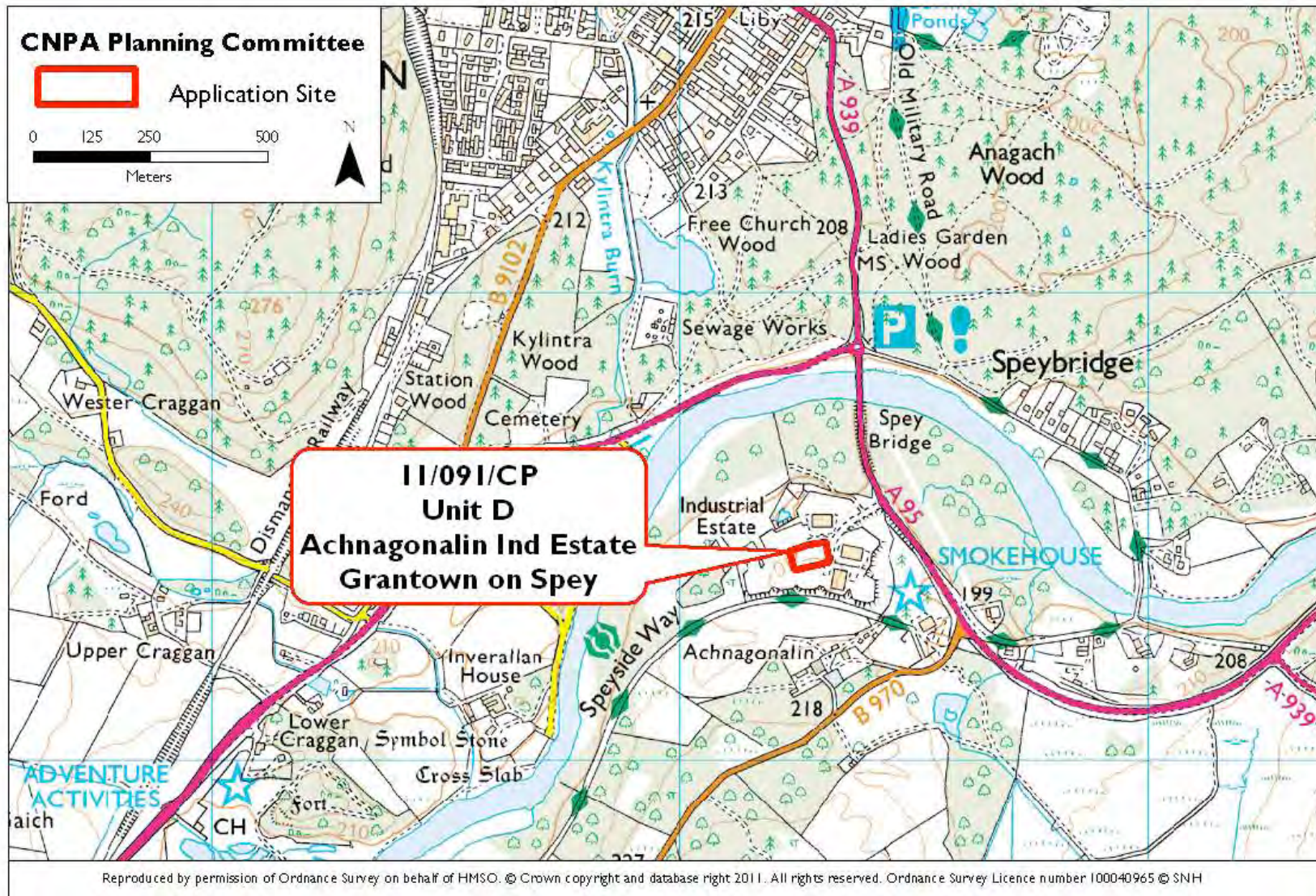


### KEY POINTS :

- Full planning permission was granted on the site in 2002 by Highland Council for a single storey dwelling house and garage (Highland Council ref. no. 01/00253/FULBS refers);
- Works were undertaken on the access to the site and were deemed by Highland Council to constitute an initiation of development. The original planning permission therefore remains valid;
- The current proposal is essentially seeking permission for a change of house design and an enlarged garage (including swimming pool and snooker room);
- The site is within a relatively open landscape, with the exception of its proximity to an isolated belt of forestry. A number of new dwellings have been constructed or are in the course of construction in the area, with sites being located in a dispersed pattern;
- The principle of a dwelling house and garage on the site has been established and a permission remains extant. The proposal is not considered to raise issues of general significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

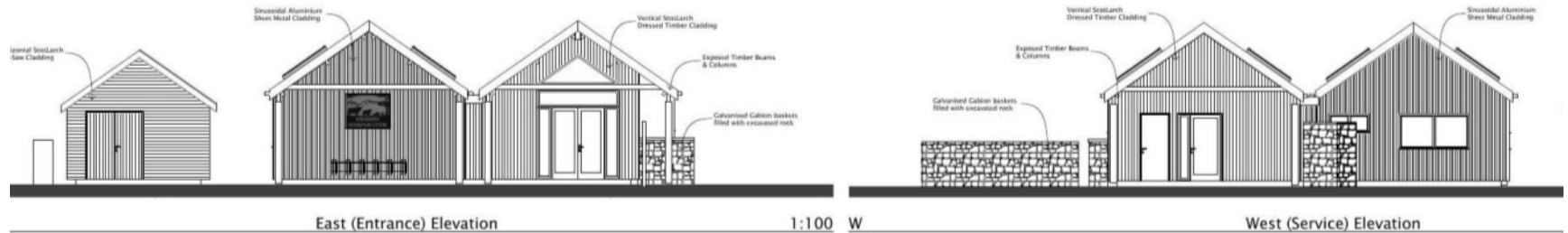
**RECOMMENDED COMMENTS :** Whilst recognising that the principle of a dwelling house and garage has been accepted on the site, and that a permission remains extant, it is considered that the currently proposed two storey dwelling house and the large detached garage / swimming pool building are of a scale and design which would form prominent features in this relatively open landscape and as such could have a negative impact on the landscape character of the area.



**Full Planning Permission  
Construct New Veterinary Centre  
Applicant(s): Strathspey Veterinary Centre**



North (Front) Elevation

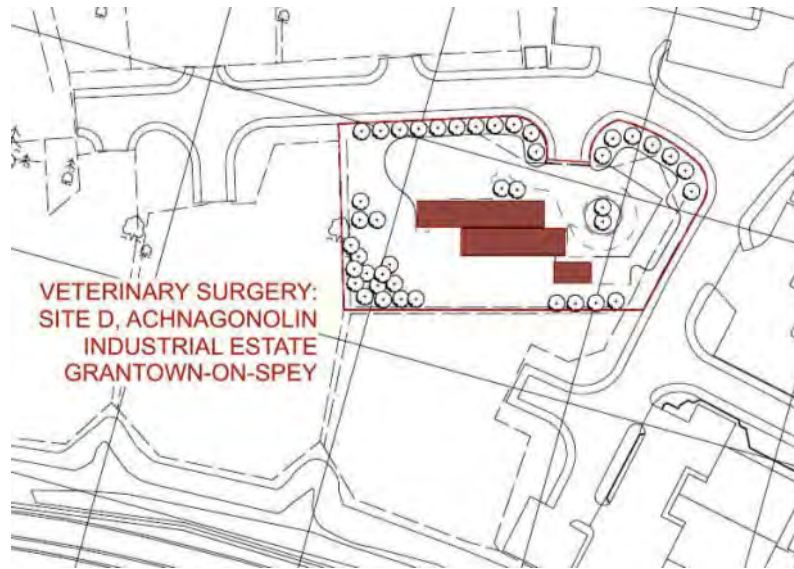


East (Entrance) Elevation

1:100 W

West (Service) Elevation

Proposed elevations

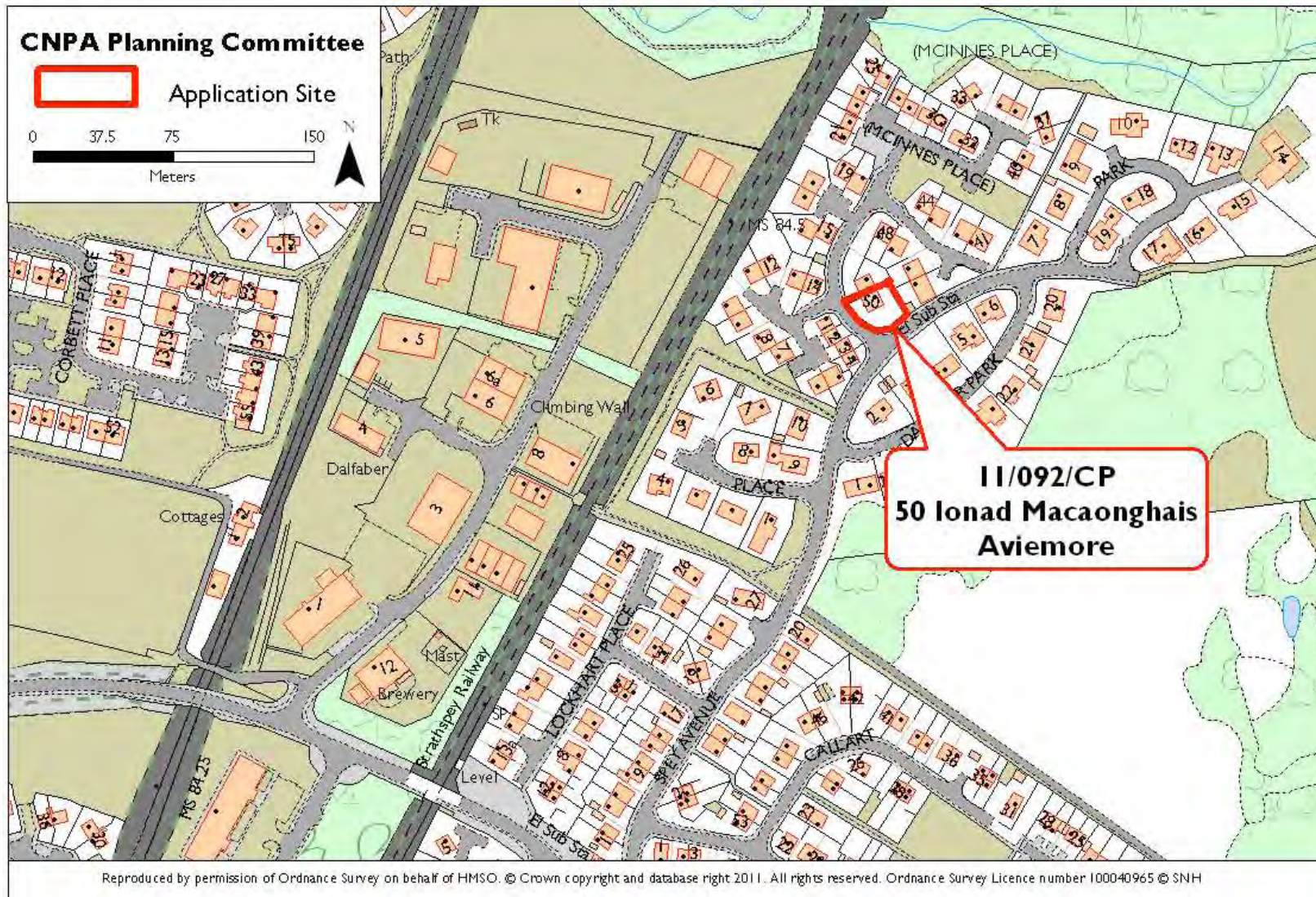


### KEY POINTS :

- The form and scale of the proposed structure is compatible with other existing units within the vicinity;
- Larch cladding is the main material proposed on the external walls, with metal sheeting proposed as the roof finish;
- The development is proposed on a vacant site within the Achnagonalin Industrial Estate, which is on the outskirts of Granttown on Spey and it is not considered significant to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

<http://wam.highland.gov.uk/wam/applicationDetails.do?action=showSummary&caseNo=11/00984/FUL>



**Full Planning Permission  
Alterations, Extensions and Attic Conversion  
Applicant(s): Mr Gary Law**



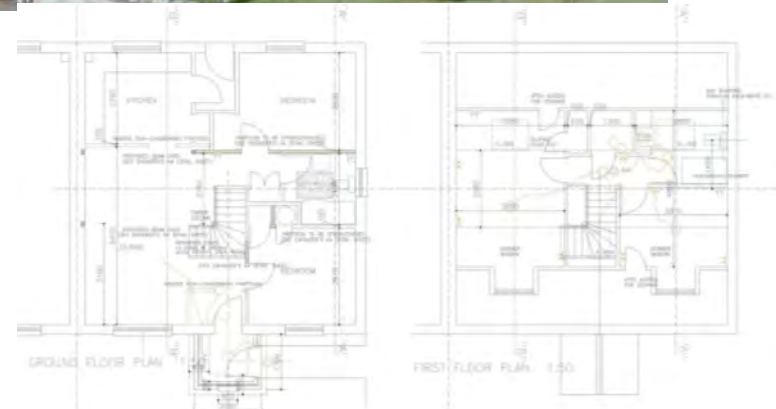


REAR ELEVATION 1:100



FRONT ELEVATION 1:100

Proposed elevations, showing dormer windows at front and velux windows at rear, as well as a new front entrance porch



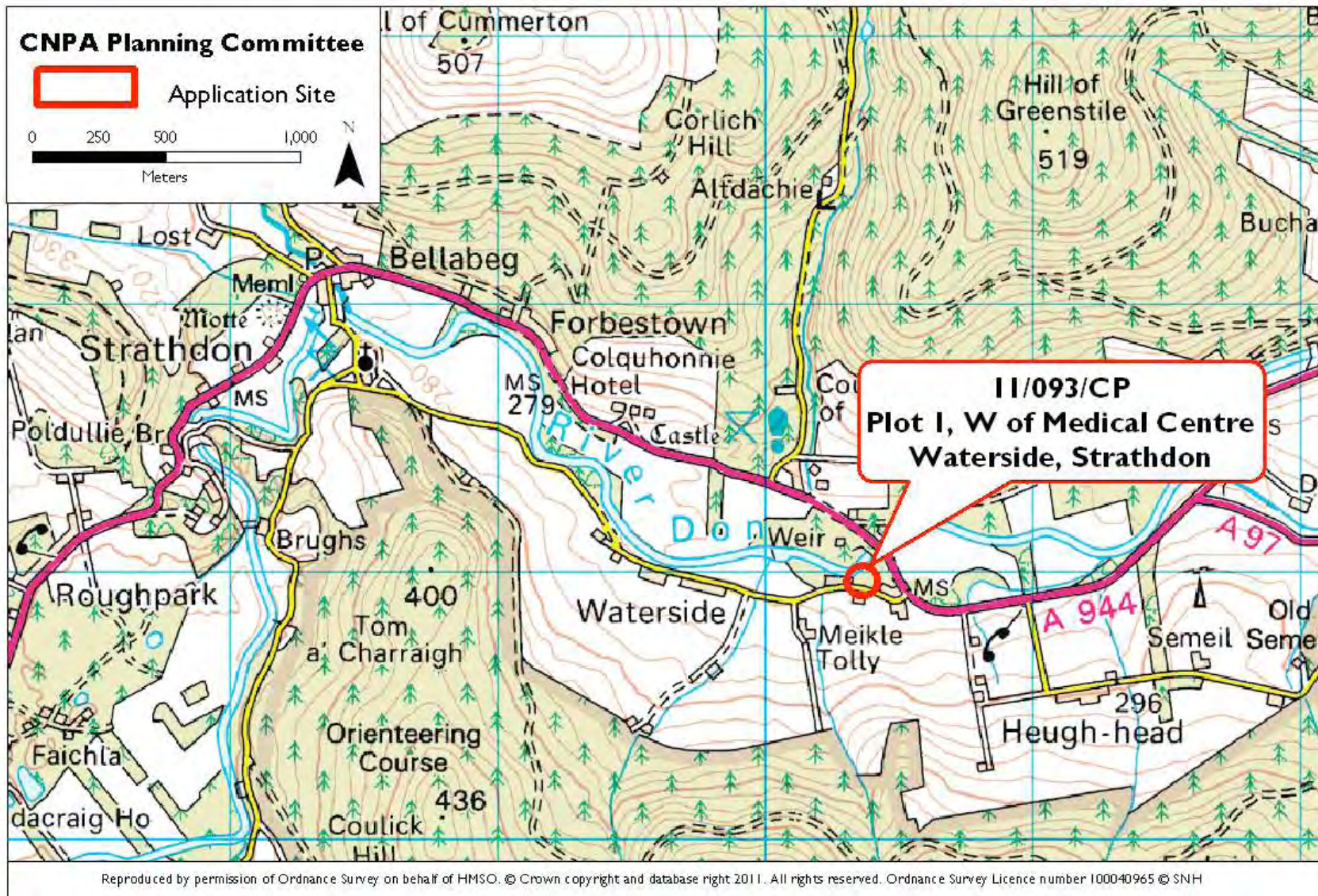
Proposed floor plan, including new upper floor accommodation

**KEY POINTS :**

- The existing property is a single storey semi detached dwelling; on a large corner plot within an existing residential area;
- The proposal involves the conversion of the attic space to create two additional bedrooms and bathroom facilities;
- The new upper floor accommodation would be served by dormer windows proposed on the front elevation and velux windows in the rear elevation;
- A new front entrance porch is also proposed;
- The development is of a minor domestic nature and is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**

<http://wam.highland.gov.uk/wam/applicationDetails.do?action=showSummary&caseNo=11/00971/FUL>



## Planning Permission In Principle

**Erection of Dwellinghouse and Garage and Formation of Access**  
**Applicant(s): Mr & Mrs James McIntosh**



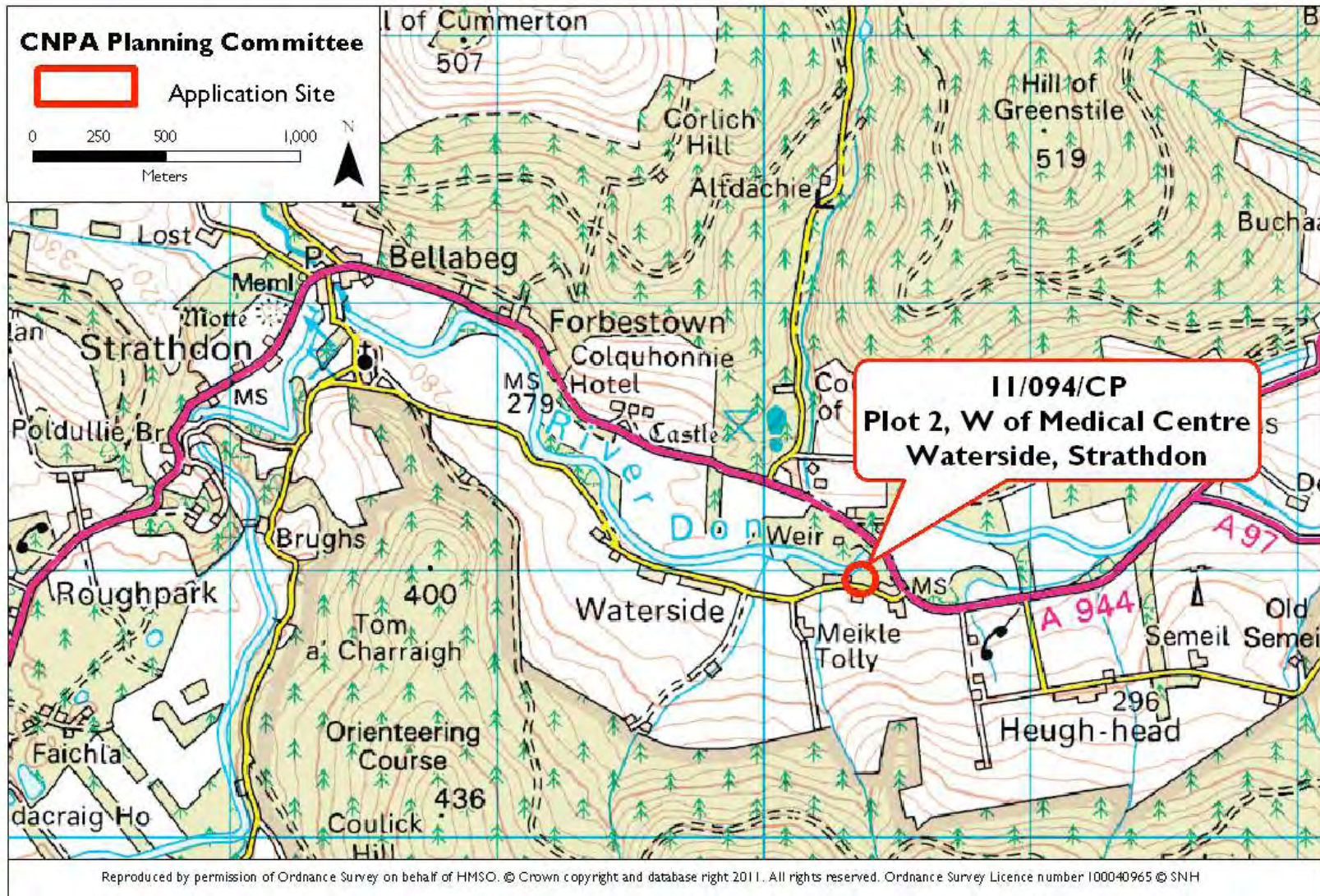
**KEY POINTS :**

- Planning Permission in Principle is sought for a dwelling house on land at Waterside in Strathdon. There is also a planning application for one dwelling house on land immediately to the west (CNPA planning ref. no. 11/094/CP refers);
- The subject site is located on land which lies between five relatively recently built detached dwelling (arranged in a linear form close to the roadside) and the Strathdon medical centre and other residential properties; The site is part of a wooded area, with the River Don to the rear;
- The land is all identified on SEPA maps as being within the 1 in 200 year flood risk area;
- When considered in the context of its position and relationship with existing properties, the proposal may have potential to accord with the Rural Building Groups policy of the CNP Local Plan. Having regard to its position in an ‘infill’ location amidst existing development, the proposal is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**

**RECOMMENDED COMMENTS :** In the event of consideration being given to the granting of planning permission, it is recommended that flooding issues are explored in detail, that any development on the site follows the established roadside pattern existing in the vicinity, and that efforts are made to retain the wooded character of the site. Any development on the site should not hinder or block access to the playing field or an existing core path in the vicinity.

[http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref\\_no=APP/2011/0799](http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2011/0799)



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