

---

# CAIRNGORMS NATIONAL PARK AUTHORITY

---

**Title: REPORT ON CALLED-IN PLANNING APPLICATION**

**Prepared by: NEIL STEWART, PLANNING OFFICER,  
(DEVELOPMENT CONTROL)**

---

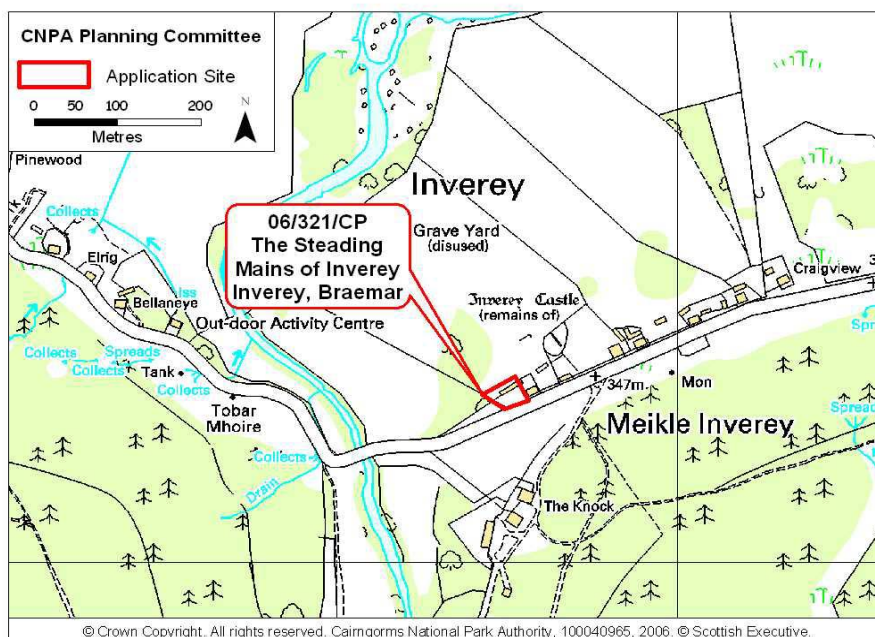
**DEVELOPMENT PROPOSED: FULL PLANNING PERMISSION FOR ALTERATIONS AND EXTENSION TO DWELLINGHOUSE, THE STEADING, MAINS OF INVEREY, INVEREY, BRAEMAR**

**REFERENCE: 06/321/CP**

**APPLICANT: MR. & MRS. ELIAS, MAINS OF INVEREY STEADING, INVEREY, BRAEMAR**

**DATE CALLED-IN: 25 AUGUST 2006**

**RECOMMENDATION: APPROVAL WITH CONDITIONS**



**Fig. 1 - Location Plan**

## SITE DESCRIPTION AND PROPOSAL

1. This site lies in a countryside area but within the loose grouping of houses and buildings at Inverey which is located approximately 7km to the west of Braemar (Fig. 1.). Inverey is not classed as a settlement in the Aberdeenshire Local Plan but it is a designated Conservation Area. The site is also within the wider Deeside and Lochnagar National Scenic Area.
2. The application relates to a house converted from a former outbuilding, located to the immediate west side of Mains of Inverey which is a traditional one and a half storey house fronting the public road to the Linn of Dee, on its north side. The house is single storey with finishes of stone, slate and timber (Figs. 2 & 3). It is set back slightly from the road and is rectangular in plan form but with a pitched roof extension to the rear (kitchen). To the west and north sides is an area of loosely scattered deciduous woodland and flat open uncultivated agricultural land belonging to the Estate.



**Fig. 2. Rear of Existing House with Existing Extension**

3. The proposal is to extend the property to its rear elevation to form a conservatory. The extension is positioned alongside the existing extension and will have a pitched slated roof of similar proportions. It is to be clad in vertical timber cladding. A sizeable area of glass is proposed on the north elevation. Also proposed are 7 polycrystalline photovoltaic solar panels. These are positioned on the west facing roof slope of the proposed extension.(Fig. 4.).



Fig. 3. Rear of Existing House Viewed from the North

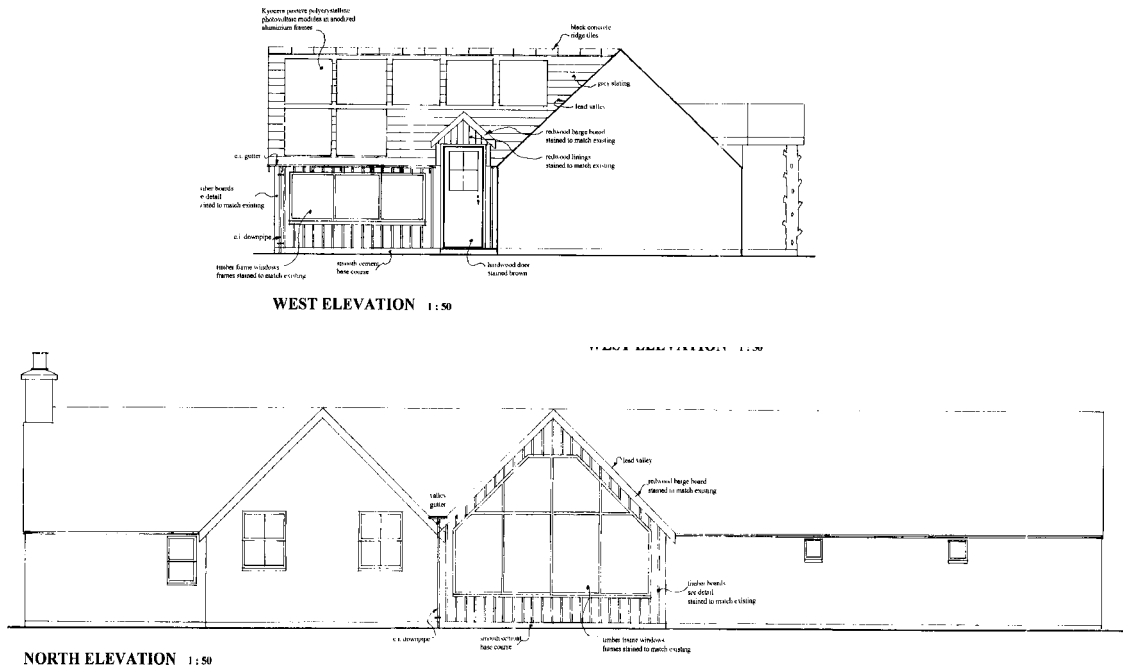


Fig. 4. Proposed West and North Elevations

4. The Committee may recall that at the time of the Committee's decision to "Call-In" this application, the proposal included the siting of a free standing domestic wind turbine within the garden area of the property. No details of this turbine were provided and bearing in mind the sites location within a National Scenic Area and a Conservation Area, it was felt that without details of positioning, design and height, this element could have raised issues of significance to the Park's aims. This was the prime reason for the "Call-In". Details of the turbine have been sought but it has been discovered that the company that the applicant's had originally chosen, do not now provide free standing turbines. An alternative supplier has not been sourced. It was not possible to consider the rest of the application without these details and therefore in order to progress the other elements of the proposal, the applicants have withdrawn the wind turbine proposal. It therefore no longer forms part of the assessment of the application.

#### DEVELOPMENT PLAN CONTEXT

5. In the adopted **Aberdeen and Aberdeenshire Structure Plan 2001-2016 (NEST), Policy 12 (House Building in the Countryside Beyond the Green Belt)**, there is a presumption against house building except where, amongst other things, it involves the rehabilitation or extension of an existing house or the conversion of an existing non-residential vernacular building. **Policy 21 (Design)** advises that an improvement in the general standards of design shall be encouraged and local authorities shall promote, amongst other things, energy efficient designs and the use of sustainable materials.
6. In the adopted **Aberdeenshire Local Plan 2006, Policy Hou\7 (House Extensions)**, allows extensions to houses in principle, subject to meeting certain criteria relating to design and amenity. However, it also advises that this policy does not refer to a house previously converted from a non-residential vernacular building. The principles outlined in **Policy Hou\4, Part 2 (New Housing in the Countryside, Including the Aberdeenshire part of the Cairngorms National Park)**, and **Appendix 2, (Conversion of Non-Residential Buildings in the Countryside)**, will be applied to the consideration of any proposals to extend those houses. **Appendix 2**, advises that extensions to the original footprint or structure should only be proposed where these are both important to the new residential use and do not detract from the building's traditional appearance and contribution to the character of the rural area. **Policy Gen\2 (The Layout, Siting & Design of New Development)** sets out criteria for these aspects of a new development.

7. **Policy Inf8 (Other Renewable Energy Sources)** states that renewable energy facilities, other than wind energy developments will be approved, in principle, if located, sited and designed in accordance with certain criteria. **Policy Env\5A (National Scenic Areas)** states that development that would have an adverse effect on an NSA will be refused. **Policy Env\17 (Conservation Areas)** advises that all such areas shall be protected against development that would have a detrimental effect on their special character or setting, by the refusal of planning permission. New development must be of the highest quality, and respect and enhance the architectural and visual qualities that give rise to their actual designation.
  
8. **For information purposes**, in the **Consultative Draft Cairngorms National Park Local Plan**, the site is located within the Inverey settlement envelope. **Policy 4 (Landscape)** states that development that is likely to have an adverse impact on the special landscape qualities of the National Park, will not be permitted. **Policy 7 (Conservation Areas)** requires all proposals for development in or affecting a Conservation Area to respect the character of the area through appropriate siting, design, materials and scale. **Policy 20 (Energy Efficiency and Saving)** requires all new proposals for development to show energy-saving measures and levels of energy efficiency in the design, including implementing renewable energy and energy recycling technologies and maximising solar gain. **Policy 21 (Energy from Renewables)** strongly supports the development of small-scale/micro-renewable energy projects. **Policy 41 (Extensions and Alterations to Existing Residential Buildings)**, requires such proposals to be designed to maintain the style and character of the original building in terms of form, scale, materials and detailing.

## CONSULTATIONS

9. No response has been received from the Braemar Community Council.

## REPRESENTATIONS

10. The application has been advertised as a "*Proposal Affecting the Character or Setting of a Conservation Area*". **No representations have been received.**

## APPRAISAL

11. As stated before, the prime reason given for the "Call-In" of this application was the existence of a proposal for a domestic wind turbine and the fact that there was no detail of this element. The site is within a National Scenic Area and a Conservation Area. The impact of such a proposal was viewed as potentially significant to the aims of the Park

and rightly required closer consideration, particularly when no information was provided. However, now that this element has been withdrawn from the application, the only proposal requiring consideration is the extension and the proposal for solar panels.

12. The conservatory extension is to the rear of the house, away from the public road which passes along the site frontage. It is therefore not seen from the public domain. Although, the main original part of the building is constructed in stone, the existing extension (kitchen) to the rear elevation, is finished in timber. This extension was approved by Aberdeenshire Council, as part of the original planning permission for the conversion in 2002. The proposed extension matches the existing extension in terms of size, proportions and materials but it does propose an expanse of glass on its north elevation. However, I do not view this as inappropriate in design terms, taking account of its use as a conservatory, and its position on the building.
13. The proposal to install photovoltaic solar panels is welcomed in principle, in terms of planning policy. This supports micro-renewable energy proposals. It is acknowledged that there will be a visual impact on the appearance of the proposed extension but this is minimised because of its position to the rear. Again, the panels will not be seen from the public road, and in the interests of supporting domestic scaled renewable energy proposals, I take the view that these are acceptable. The use of timber is also sustainable. All in all, I consider that the proposed extension is acceptable in design terms and does not adversely effect the character or appearance of the existing house, the Inverey Conservation Area or the wider National Scenic Area.
14. Having taken this view, it is necessary to acknowledge the existence of the Aberdeenshire Local Plan policy context. This advises that extensions to the original footprint or structure (where the house has been formed as a steading conversion) should only be acceptable where it is both important to the residential use and does not detract from the building's traditional appearance and contribution to the character of the rural area. The aim of the policy is to protect the character and appearance of former steadings from large, inappropriate additions. My view is that the formation of the conservatory is not necessarily important to the functioning of the residential use of this house. However as stated above, the siting, design and scale of the extension does not adversely effect the character of the original building. The original building remains the dominant element and the "public front" of the house design. I do not see it as representing an unacceptable precedent. This coupled with the obvious sustainability benefits of the proposal, leads me to the conclusion that it does not fall foul of the aspirations of the policies contained in the Aberdeenshire Local Plan.
15. As such, the recommendation is one of approval.

## IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

### Conserve and Enhance the Natural and Cultural Heritage of the Area

16. The proposal, due to its scale, siting, design and appearance will not have detrimental effects on the character and setting of the National Scenic Area, the Inverey Conservation Area or the existing house. The proposal is therefore considered to conserve the natural and cultural built heritage of the area.

### Promote Sustainable Use of Natural Resources

17. The proposal is viewed as having positives for this aim because of the use of timber and the solar panels.

### Promote Understanding and Enjoyment of the Area

18. The proposal raises no issues in relation to this aim.

### Promote Sustainable Economic and Social Development of the Area

19. The proposal is not viewed as having any significant implications for this aim.

## RECOMMENDATION

20. That Members of the Committee support a recommendation to:

**Grant Full Planning Permission for Alterations and Extension to Dwellinghouse, at The Steading, Mains of Inverey, Inverey, Braemar, subject to the following conditions:-**

1. The development to which this permission relates must be begun within five years from the date of this permission.
2. The timber cladding on the extension hereby approved shall be finished with a dark stain to match the timber cladding on the existing adjoining extension, all to the satisfaction of the CNPA acting as Planning Authority.

**Neil C. Stewart**  
**24 October 2006**

[planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk)

The map on the first page of this report has been produced to aid in the statutory process of dealing with planning applications. The map is to help identify the site and its surroundings and to aid Planning Officers, Committee Members and the Public in the determination of the proposal. Maps shown in the Planning Committee Report can only be used for the purposes of the Planning Committee. Any other use risks infringing Crown Copyright and may lead to prosecution or civil proceedings. Maps produced within this Planning Committee Report can only be reproduced with the express permission of the Cairngorms National Park Authority and other Copyright holders. This permission must be granted in advance.