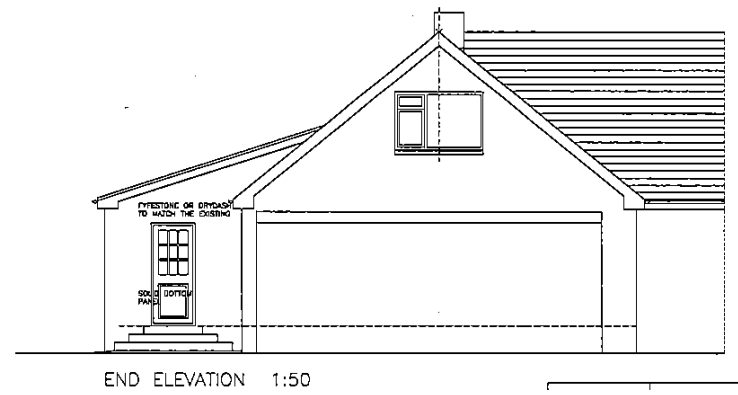
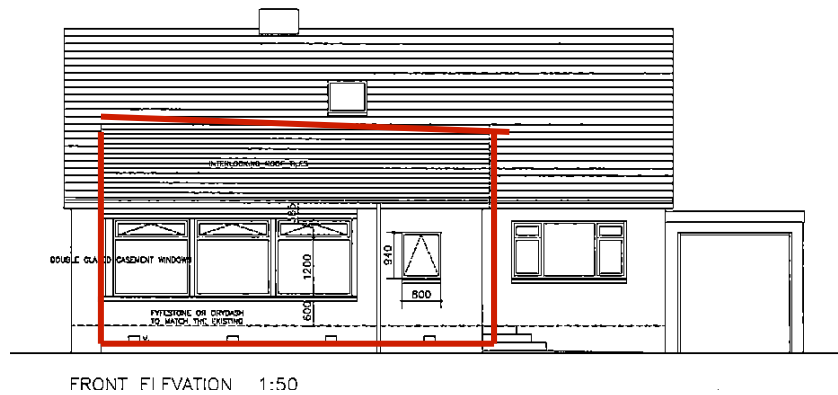


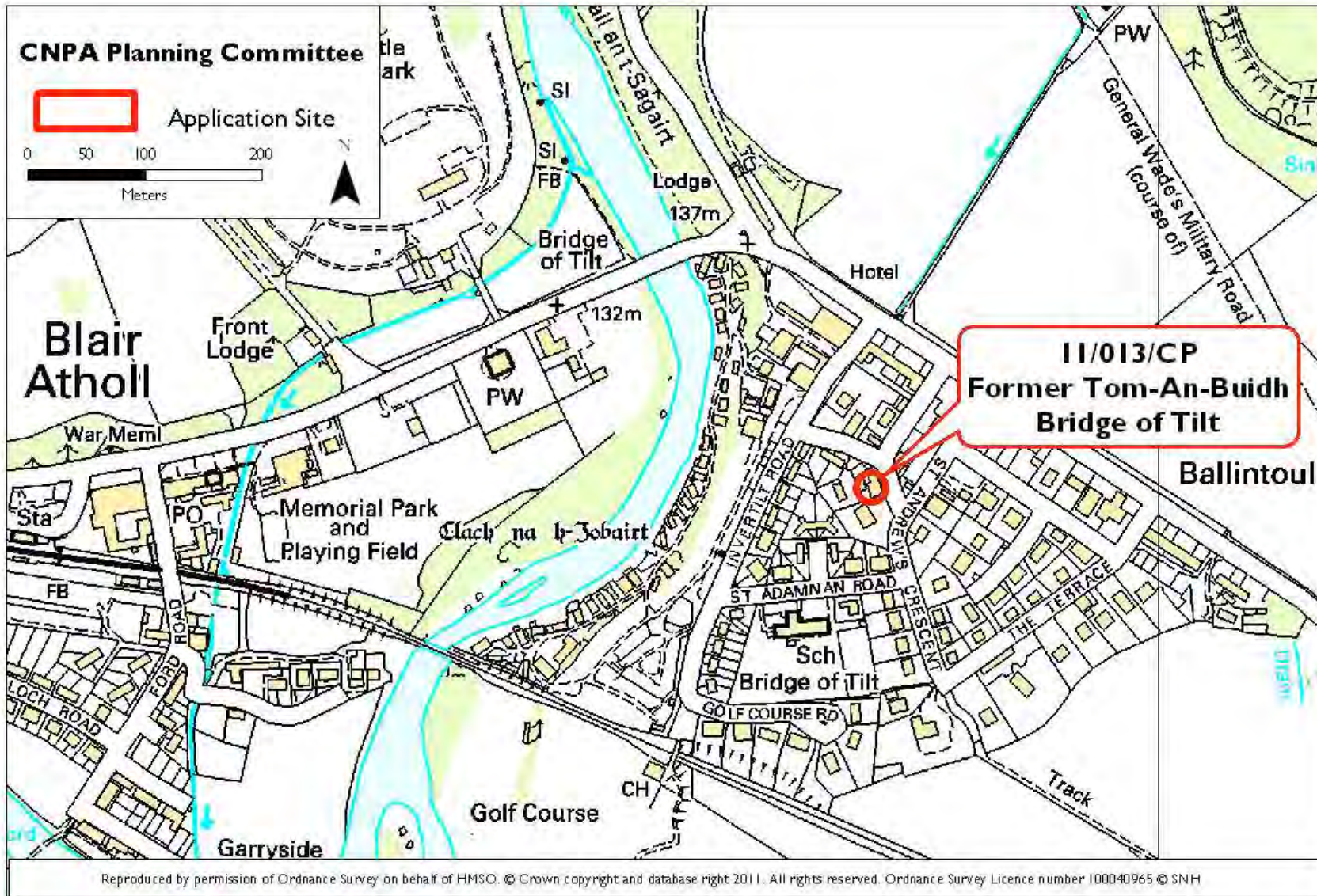
Full Planning Permission
Replace Front Porch with Sun Lounge



KEY POINTS :

- The proposed development involves removing a small porch on the front elevation of a detached dwelling house and replacing it with a larger sun lounge area.
- The proposal is of a minor domestic nature, on a property in an established residential area within the settlement of Aviemore. The proposal is not of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

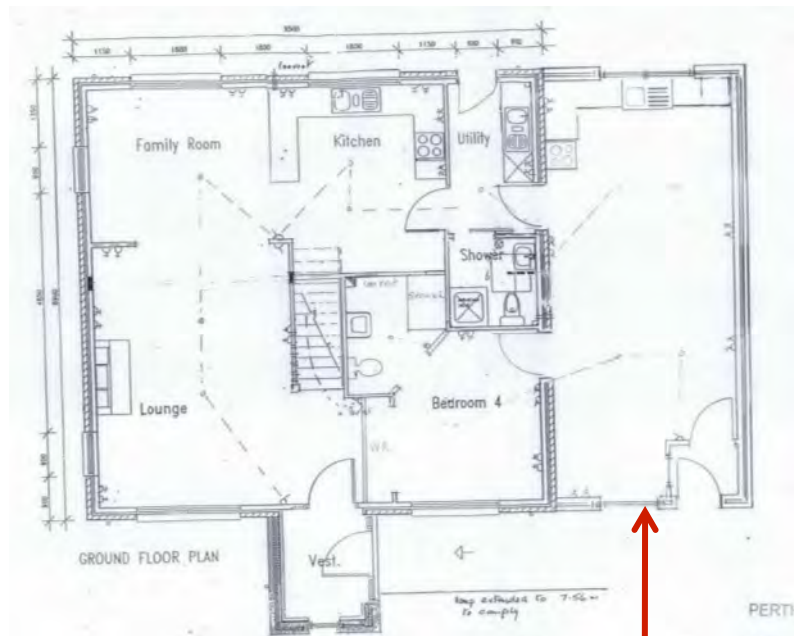
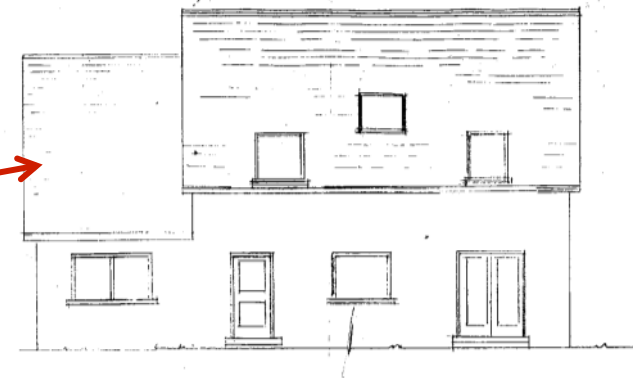


Full Planning Permission
Change of House Type (09/00024/MOD)



EAST ELEVATION

Addition to the originally approved dwelling house design

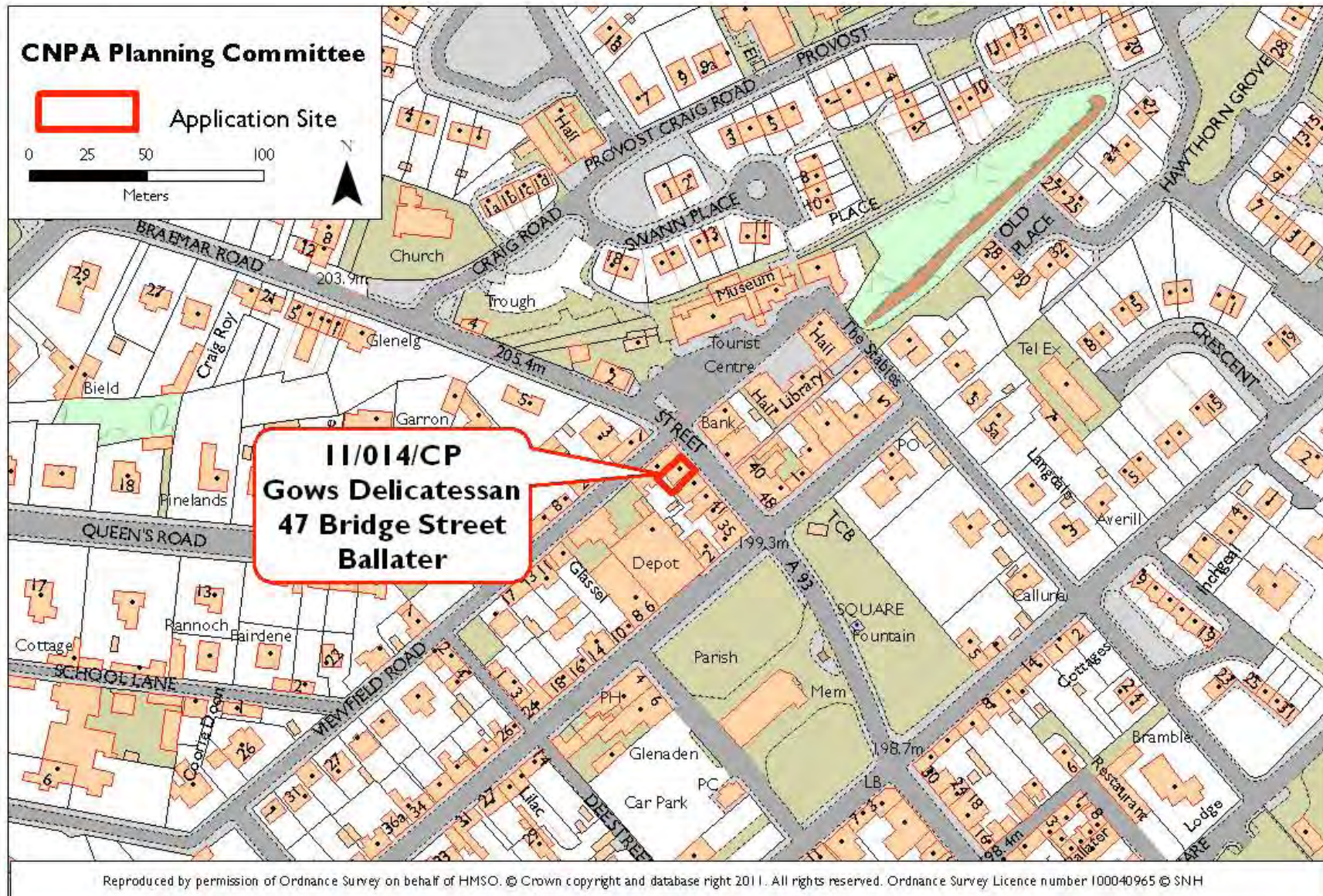


Proposed floor plan, with addition of a kitchen / living / dining area

KEY POINTS :

- The subject site is within the settlement of Blair Atholl, and is in a residential area;
- Perth and Kinross Council granted planning permission for a dwelling house on the site in 2009;
- The current proposal is for a change of house type. The change from the originally permitted dwelling involves the addition of an extension on the side, to provide a kitchen / living room with independent access;
- The application form indicates that the additional accommodation is required for a disabled family member;
- Design changes to an approved dwelling in an established residential area are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



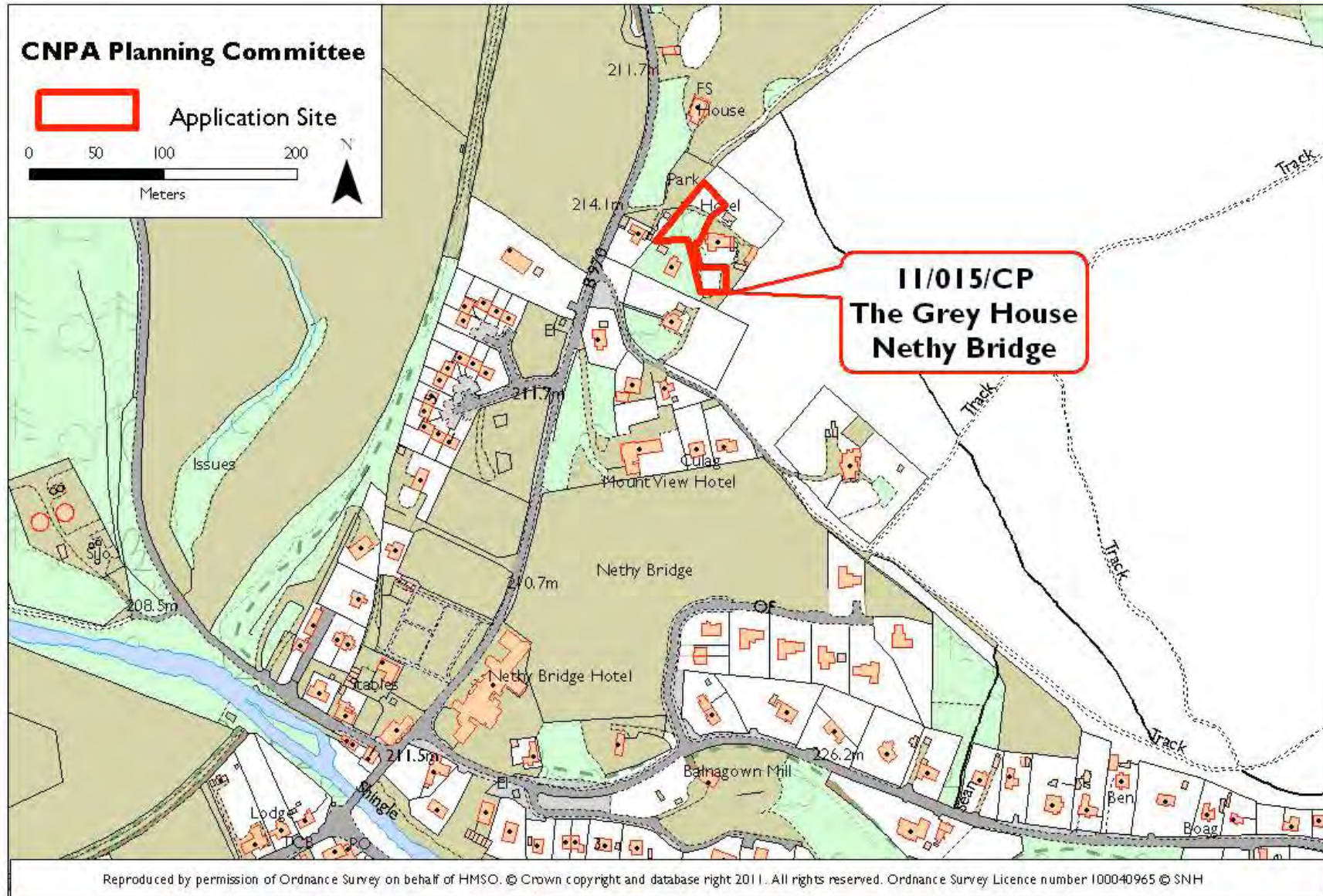
Full Planning Permission
Installation of Double Glazed Stepped Sash & Case
Window to Existing Opening



KEY POINTS :

- Existing flower shop premises on Bridge Street, within the Ballater Conservation Area;
- A new timber frame double glazed stepped sash and case window is proposed in an existing opening on the front elevation;
- The proposal is minor and the new window is of a scale, design and material which is sympathetic to the existing building and its position within the Ballater Conservation Area.

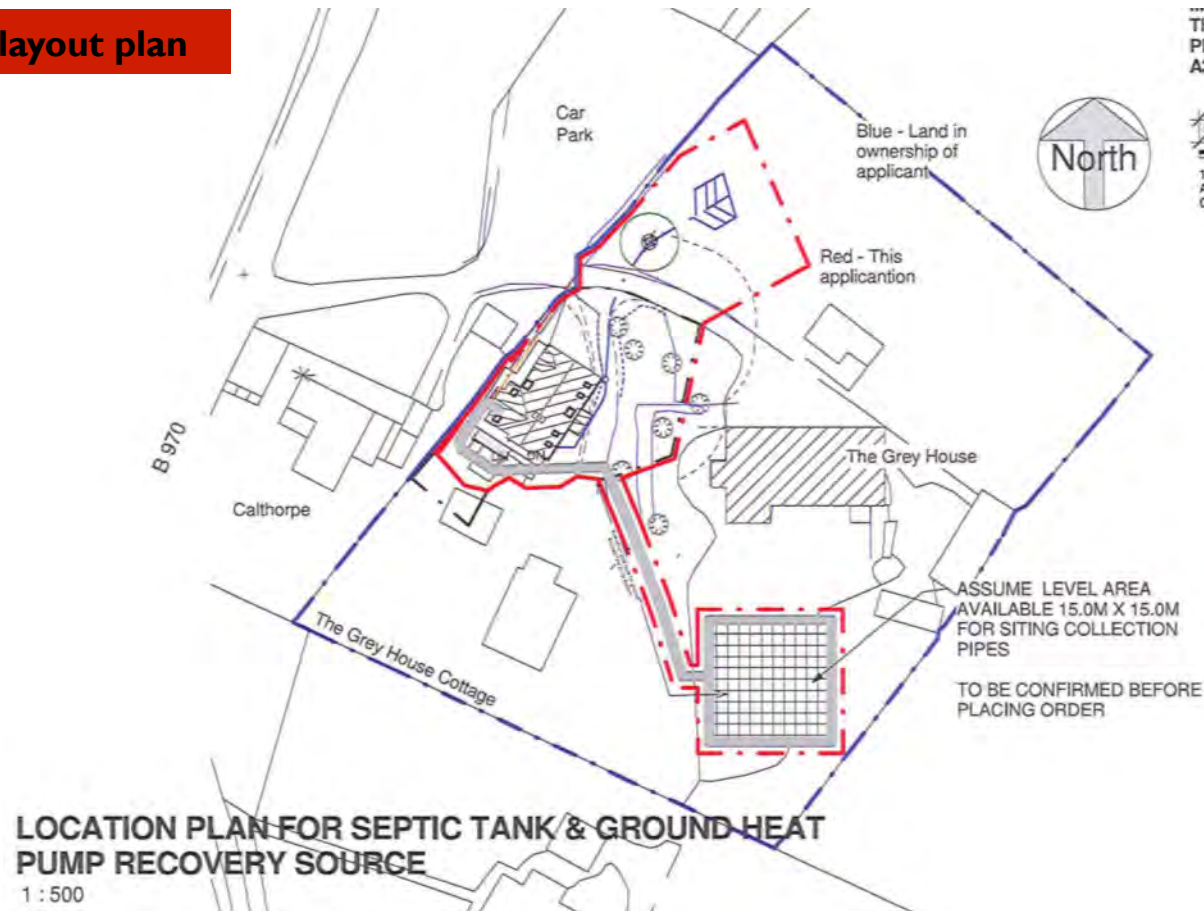
RECOMMENDATION : NO CALL IN



Full Planning Permission

Location of Ground Sourced Heat Pump Loops and Septic Tank and Soakaway Location for Proposed New Dwelling

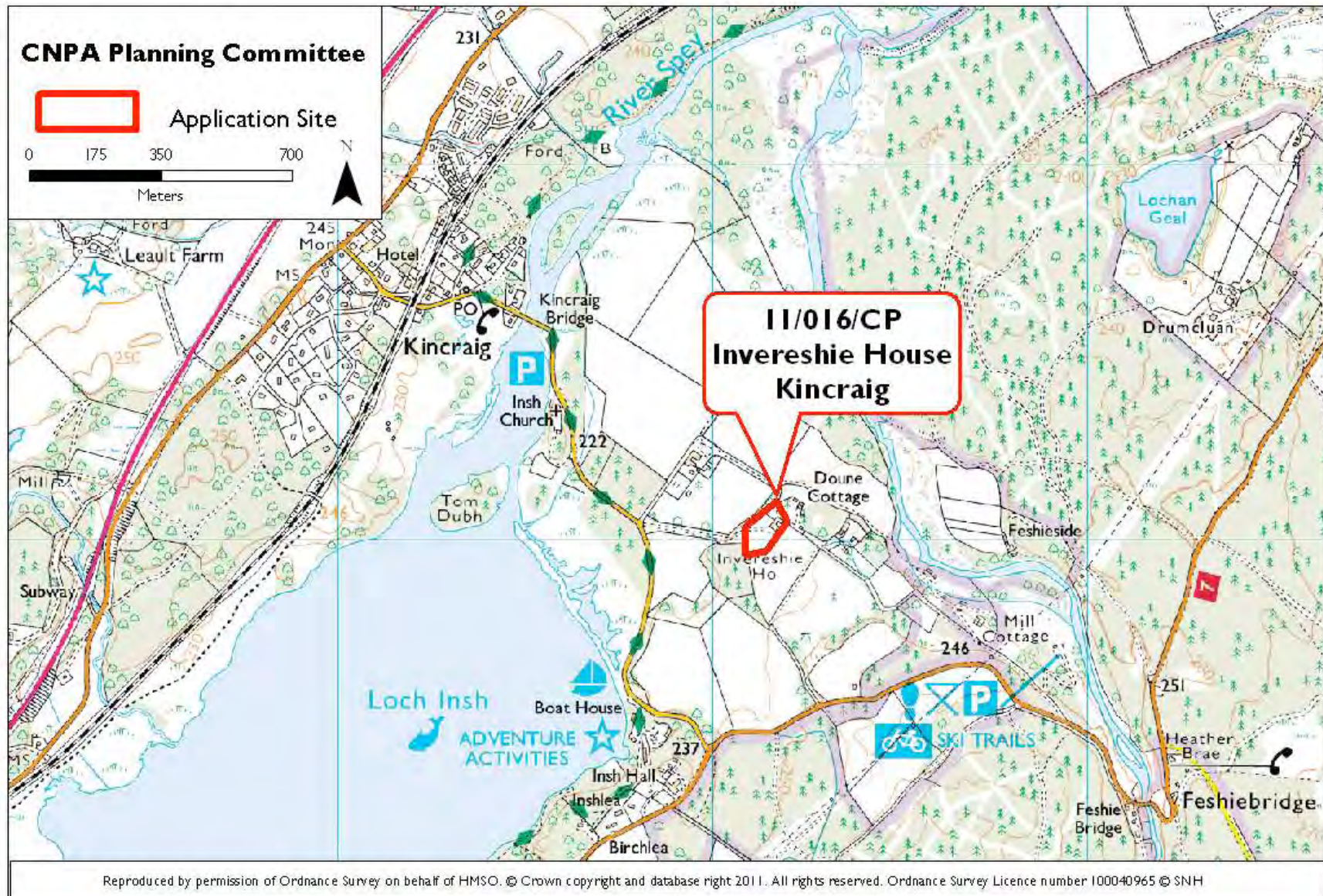
Proposed site layout plan



KEY POINTS :

- The current application is associated with a house which was granted permission by the Directorate for Planning and Environmental Appeals (DPEA), when a decision by Highland Council was appealed;
- The house has not yet been constructed;
- The proposal to install a ground heat pump recovery source system to serve a permitted dwelling house within the settlement of Nethy Bridge is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



Listed Building Consent

Alter Invereshie House to include: Re-configure 1970s Kitchen and Restore Original Height of Courtyard Wall, Remove 1970s Bathroom, Re-Open Former Openings, Form New Openings & Other Alterations





Existing elevations



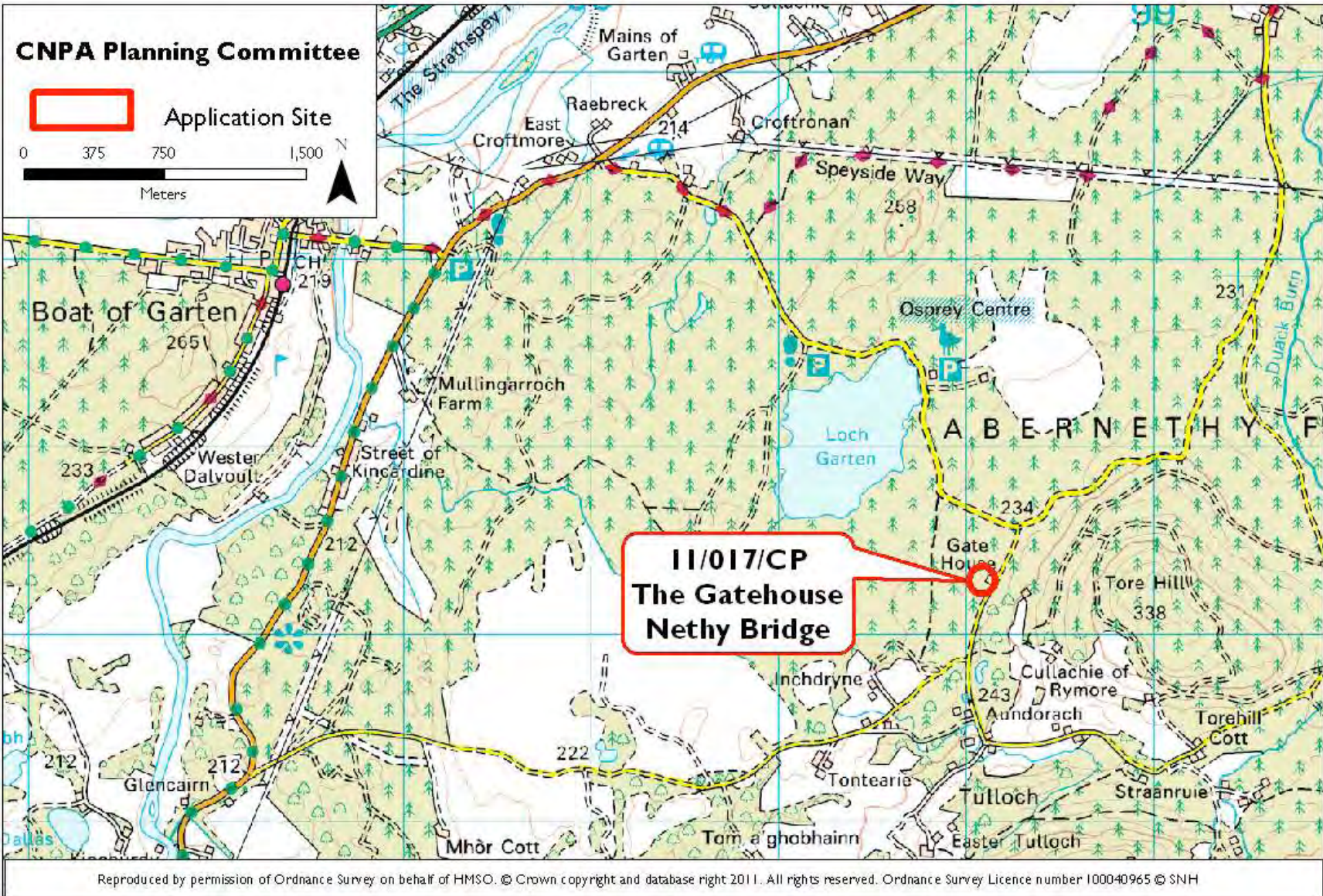
Proposed elevations

KEY POINTS :

- Invereshie House is a Category B listed building. The majority of the proposed works are internal and primarily involve restoring original features of the property (for example restoring the original courtyard area and removing 1970's features and fittings);
- Minimal works are proposed to the exterior of the property. The overall extent of the works proposed to this Listed Building are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

Recommended comment : Having regard to the first aim of the National Park, to conserve and enhance the cultural heritage of the area, proposals to sensitively restore original elements of the structure are welcomed. It is also recommended that advice is sought from Historic Scotland and Highland Council's Conservation Architect.



Full Planning Permission
Extension to House



**Extension proposed
to the side / rear of
the existing dwelling**



Proposed front elevation



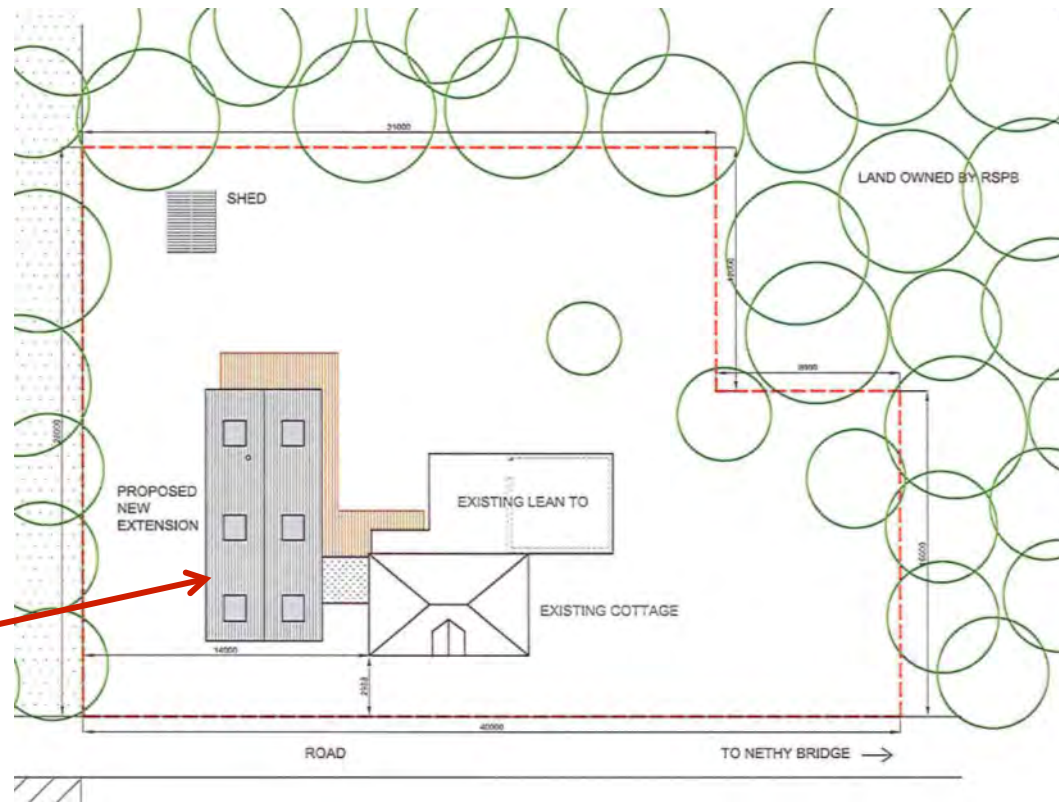
Proposed rear elevation



- 1. VERTICAL LARCH CLADDING
- 2. TIMBER WINDOWS
- 3. VELUX ROOFLIGHTS
- 4. SOLAR COLLECTORS
- 5. PROFILED ROOF SHEETING

NORTH WEST FACING ELEVATION

Shaded area shows the extent of the proposed extension



KEY POINTS :

- The existing Gate Lodge is in a rural location, surrounded by woodland. It displays features (such as the large dormer window in the upper floor) which indicate that there have been modifications to its original design over time;
- The proposed extension would provide a new kitchen / dining area on the ground floor, with bedroom accommodation above;
- Materials would consist of larch cladding, with profile sheeting on the roof.;
- The proposed development is located on land which is the subject of a number of natural heritage designations. However, it is a domestic extension within the curtilage of an existing residential property and as such it is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN