

Full Planning Permission
Extension to Rear



NORTH EAST ELEVATION

Existing elevations



NORHT WEST ELEVATION



NORTH EAST ELEVATION

Proposed extension

FINISHES
ROOF - NATURAL SLATES TO MATCH EXISTING
WALLS - NATURAL STONE TO MATCH EXISTING
DOORS & WINDOWS - PRE-FINISHED STAINED TIMBER
FASCIAS & SOFFITS - TIMBER PAINTED WHITE
TO MATCH EXISTING
RHOSES & DOWN PIPES - CAST IRON
PAINTED BLACK TO MATCH EXISTING



NORHT WEST ELEVATION



Existing elevations

TO GARDEN LIGHTING



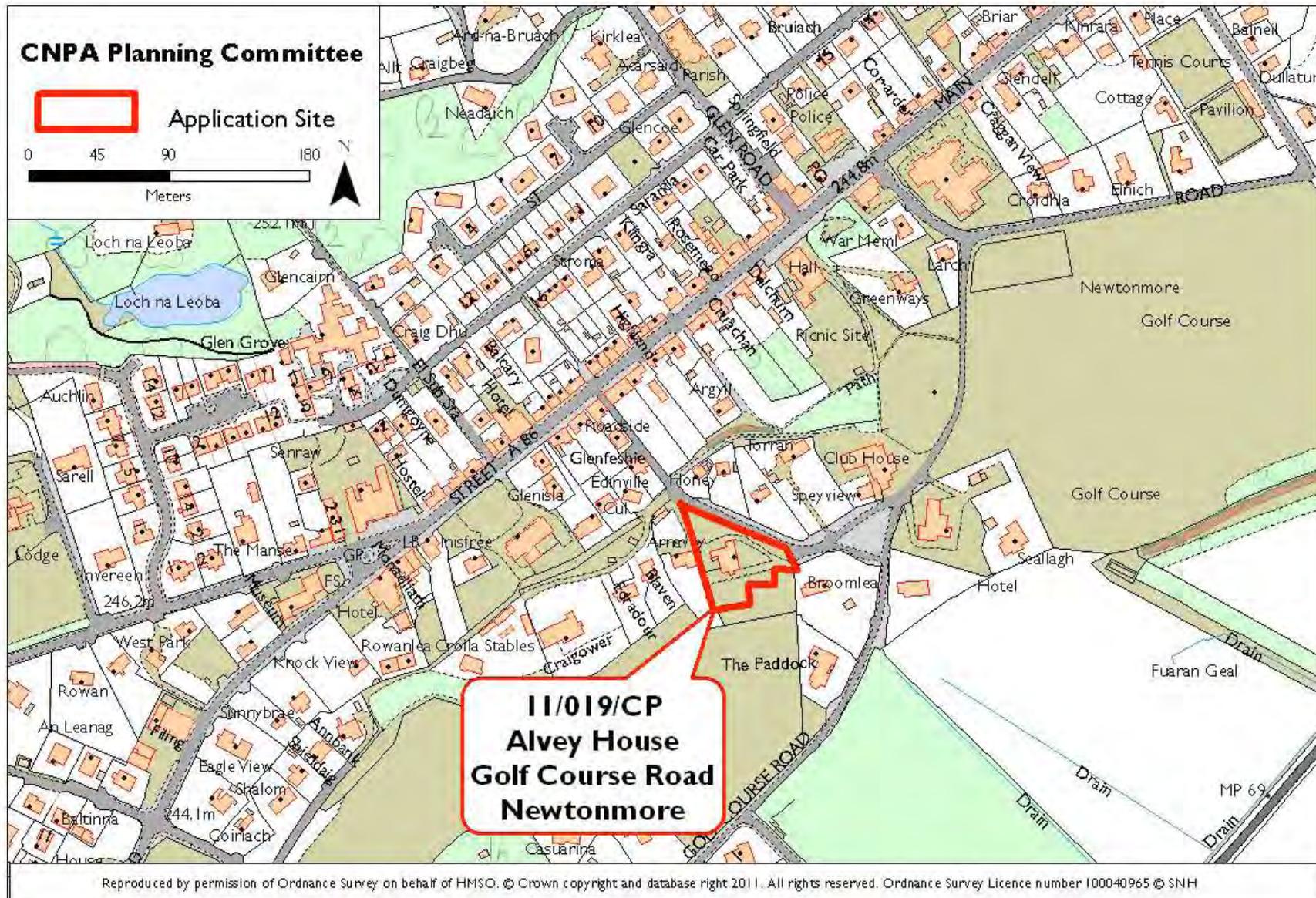
Proposed elevations

TO GARDEN LIGHTING

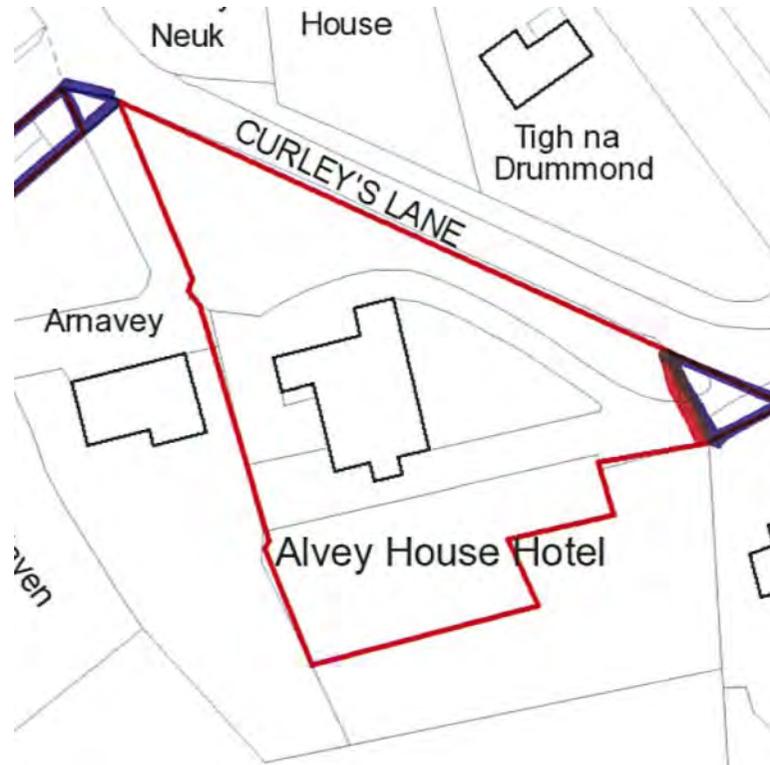
KEY POINTS :

- The extension is proposed to the rear of the existing detached dwelling;
- Stone and slate are proposed to match the materials on the existing dwelling house;
- The proposal 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



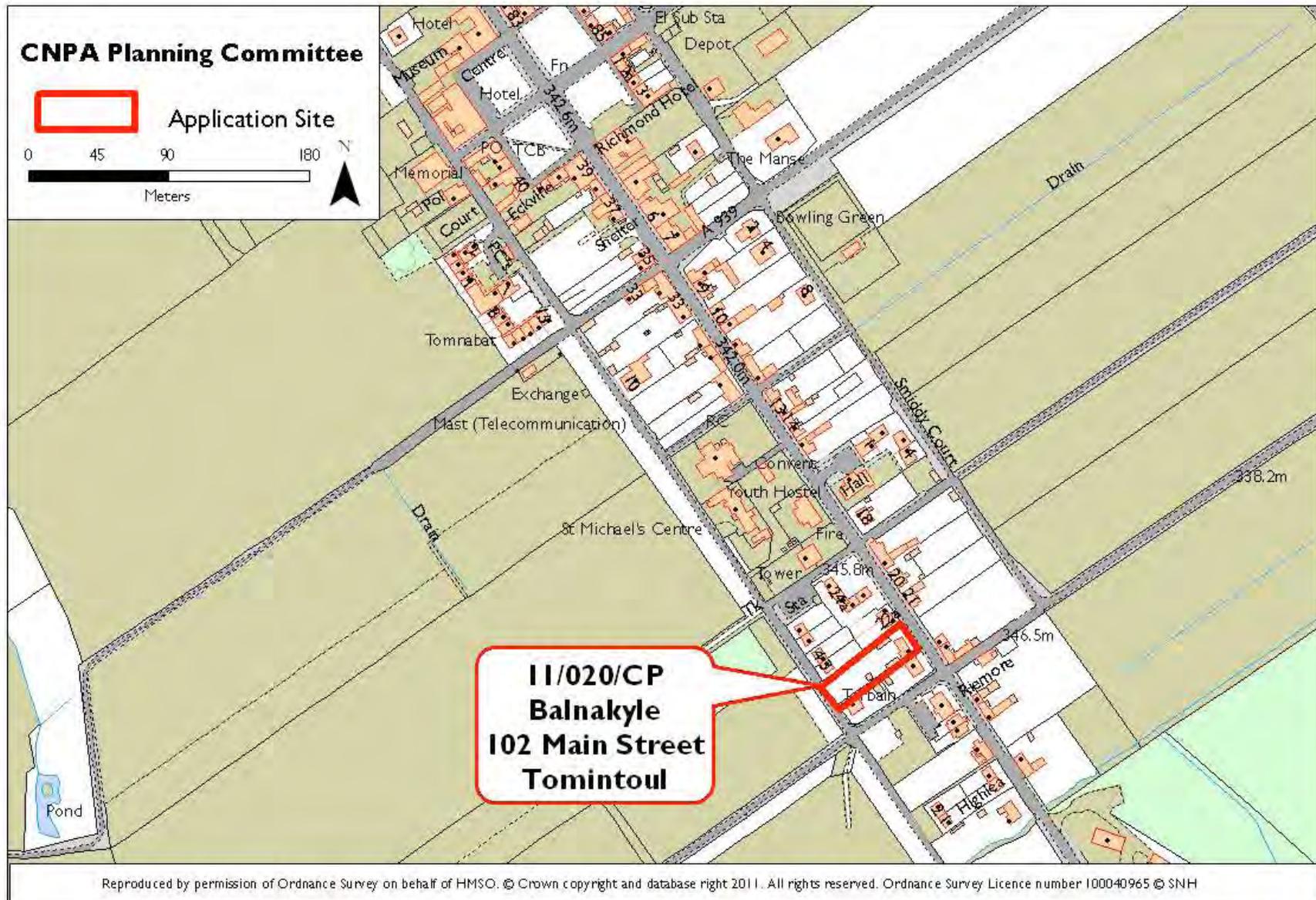
**Full Planning Permission
Application under Section 42 to Extend Time Period
For Planning Reference 06/308/FULBS**



KEY POINTS :

- The subject site is within the Newtonmore settlement area;
- Planning permission was previously granted by Highland Council in December 2006(HC ref. no. 06/308/ FULBS refers);
- The current application has been made under Section 42 of the Town and Country Planning (Scotland) Act 1997, seeking an extension of the time period of the planning permission;
- Reference has been made in the application form to the current economic climate affecting the commencement of development;
- This is essentially a procedural matter regarding a potential extension to the period of validity of the planning permission, and is most appropriately dealt with by the Planning Authority that determined the original planning application.

RECOMMENDATION : NO CALL IN



Full Planning Permission

Proposed Alterations and Extension to Dwellinghouse



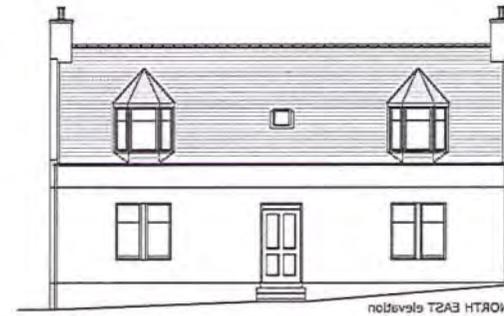
Proposed site plan (shaded area identifies the extent of the proposed extensions)

Proposed rear and side elevations



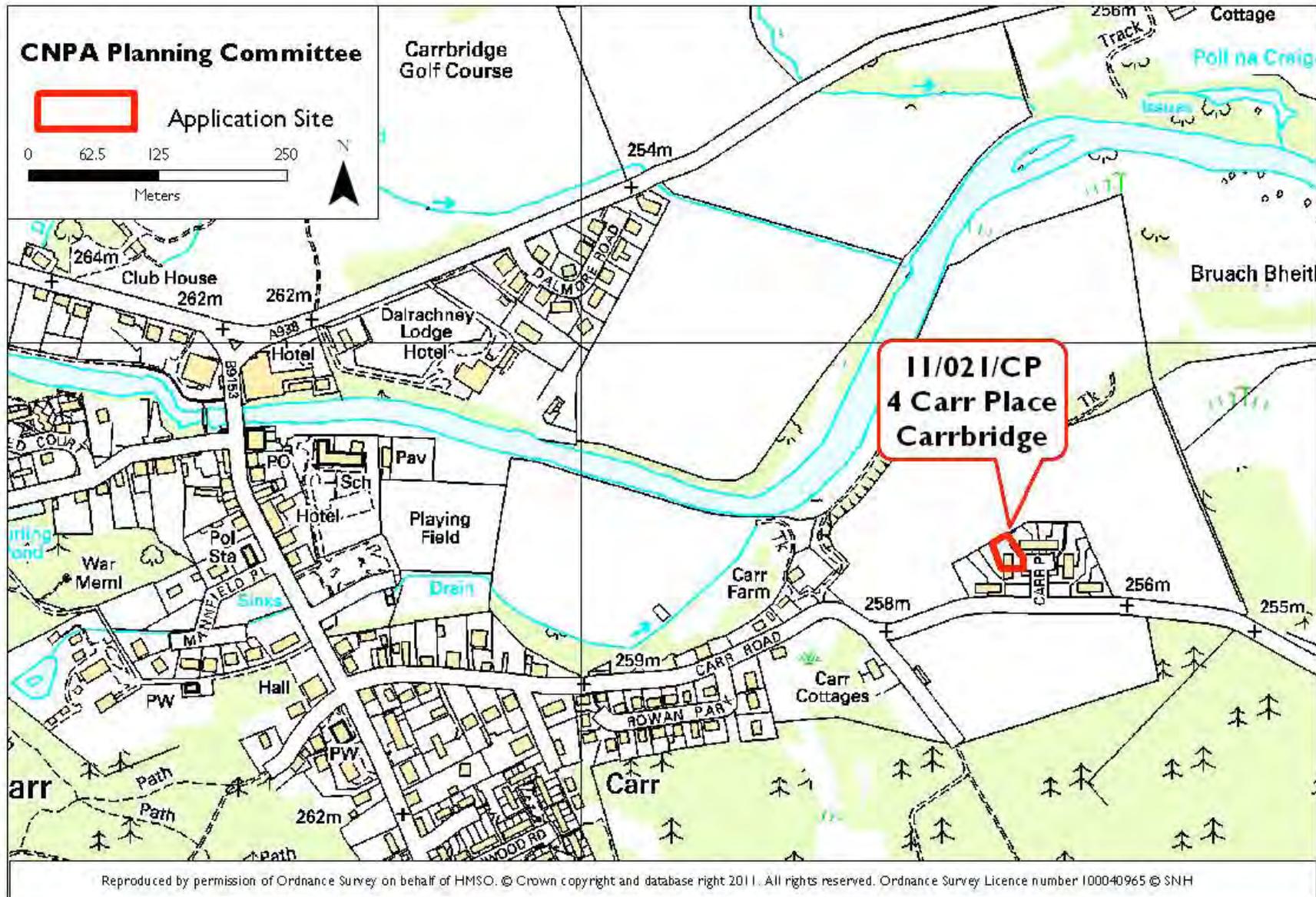
KEY POINTS :

- Detached property within Tomintoul
- Extension is proposed to the rear of the dwelling;
- It would provide new kitchen / dining facilities on the ground floor with a study / gallery space at first floor level;
- Previous application on the site for a similar extension was not called in by the CNPA;
- The proposed development is domestic in nature and is not considered to raise issues of significance to the aims of the National Park.



Existing front and rear elevations

**RECOMMENDATION :
NO CALL IN**



Full Planning Permission
Extension to House



Proposed extension



Front Elevation

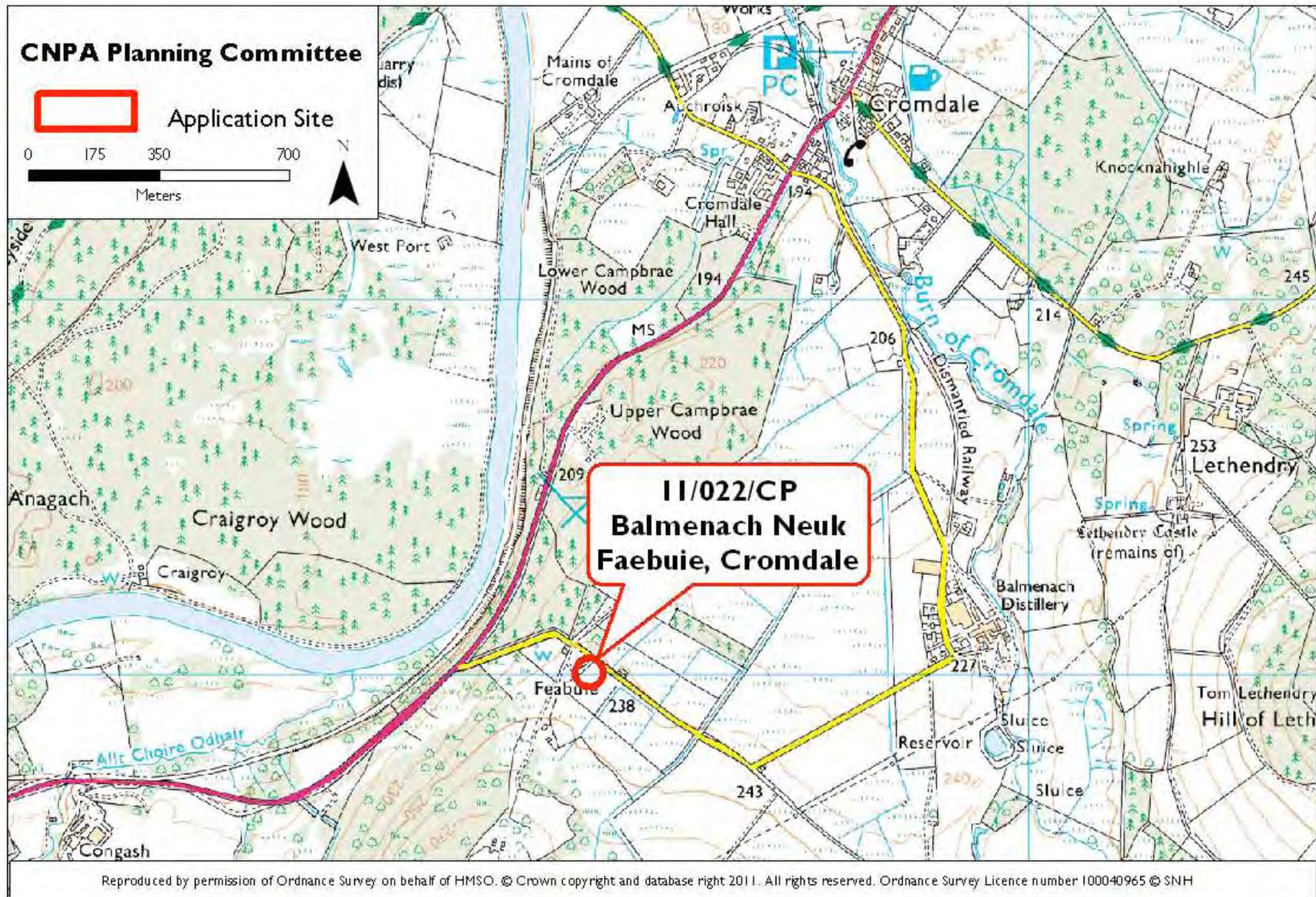


Side Elevation

Key points :

- Semi detached dwelling;
- Single storey extension proposed to the side and rear;
- Rooflights also proposed in front and rear elevation;
- The proposed development is of a minor domestic nature and does not raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



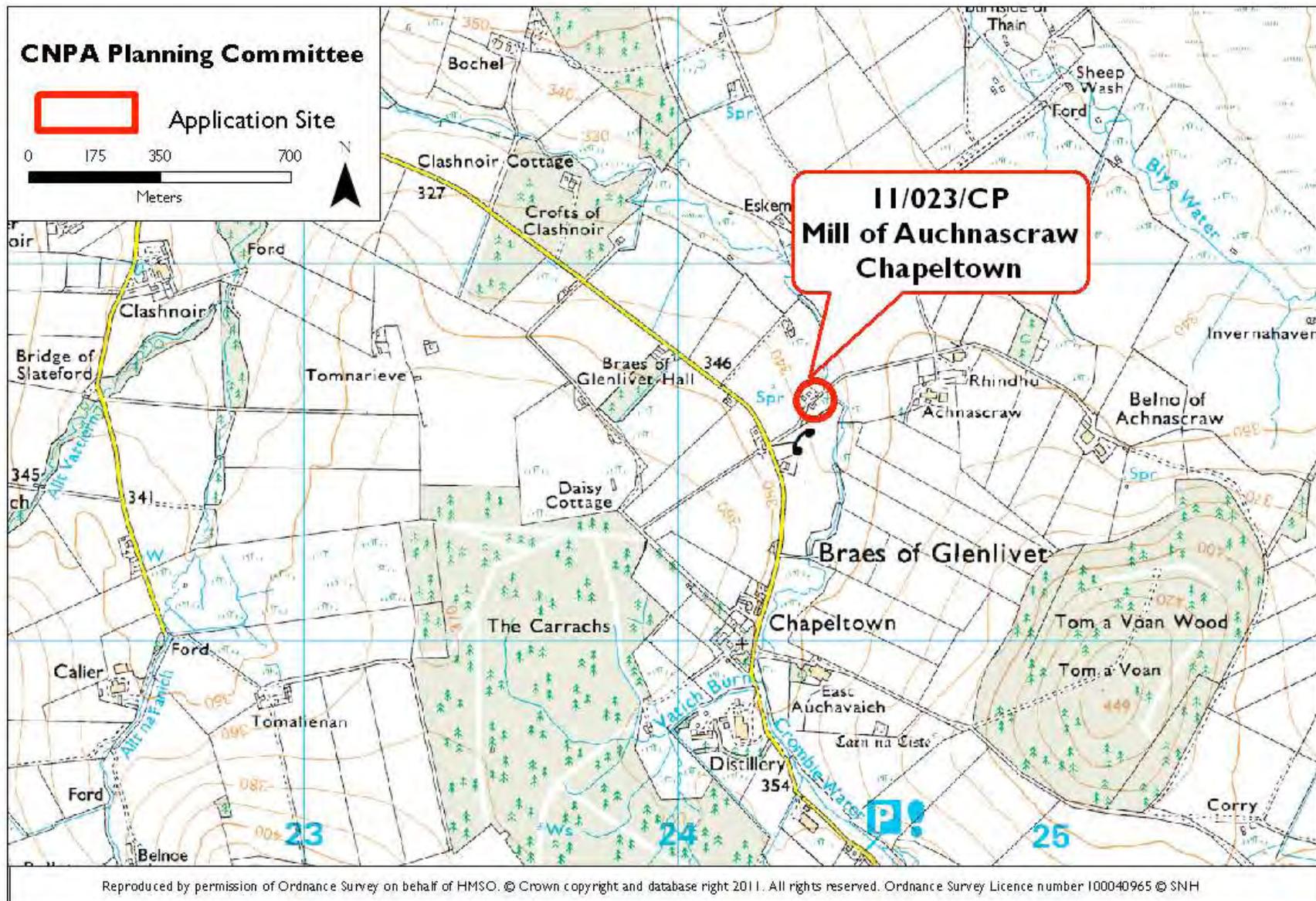
Matters Specified in Conditions
Erection of House and Double Garage



KEY POINTS

- Outline planning permission was granted on this site in 2010 by Highland Council;
- The application for outline planning permission was not called in by the CNPA but detailed comments were made, including a recommendation that the application be determined using the CNP Local Plan and in particular Policy 22 Housing Development Outside Settlements;
- The current planning application is the associated detailed proposal, seeking permission for Matters Specified in the Conditions of the outline permission; as such the proposal is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



Full Planning Permission

Proposed Renovation and Conversion of Mill to Dwellinghouse

Existing structure



Proposed elevations



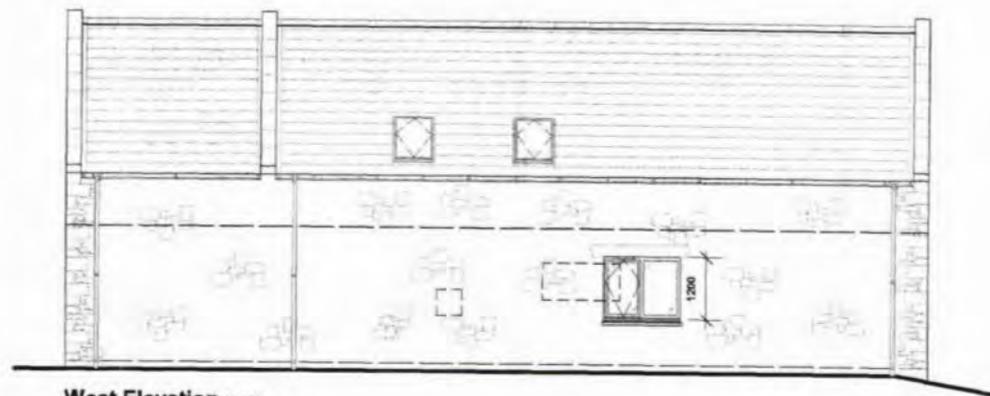
South Elevation (1:100)



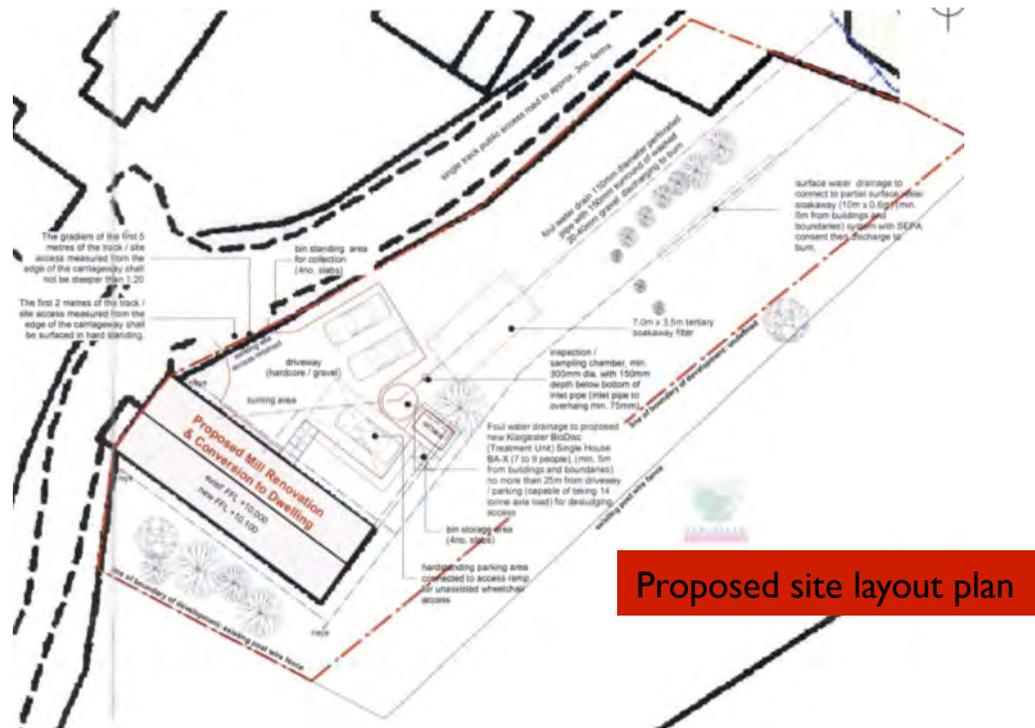
East Elevation (1:100)



North Elevation (1:100)



West Elevation (1:100)



KEY POINTS :

- The former mill building is in a derelict state. The proposal involves its renovation and conversion to a dwelling house;
- The proposed design respects the form of the original building;
- Policy 27 (Conversion and Reuse of Existing Traditional and Vernacular Buildings) of the CNP Local Plan is intended to allow the sympathetic conversion of such buildings;
- The proposal is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

Recommended comments : In determining this planning application regard should be had to the CNPA’s Supplementary Planning Guidance on ‘Conversion and Reuse of Existing Traditional and Vernacular Building.’ In addition, it should also be noted that the track serving this site is a Core Path and forms part of the promoted path network. The path network should be kept clear of obstruction at all times during and after construction.