



Previous proposal on the site – CNPA ref. no. 09/130/CP refers. The application was determined by Aberdeenshire Council and was for the “refurbishment of the derelict cottage to form a dwelling house” (ABC ref. no. M/APP/2009/1067 refers)

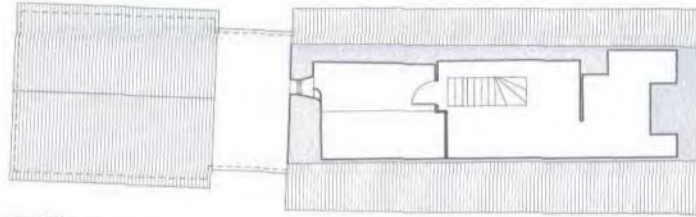


Northeast elevation

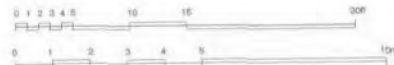
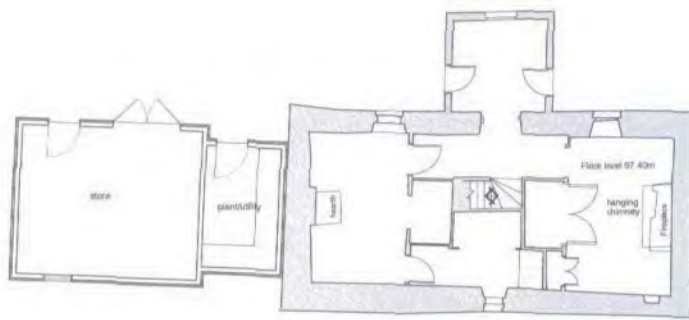


Northeast elevation

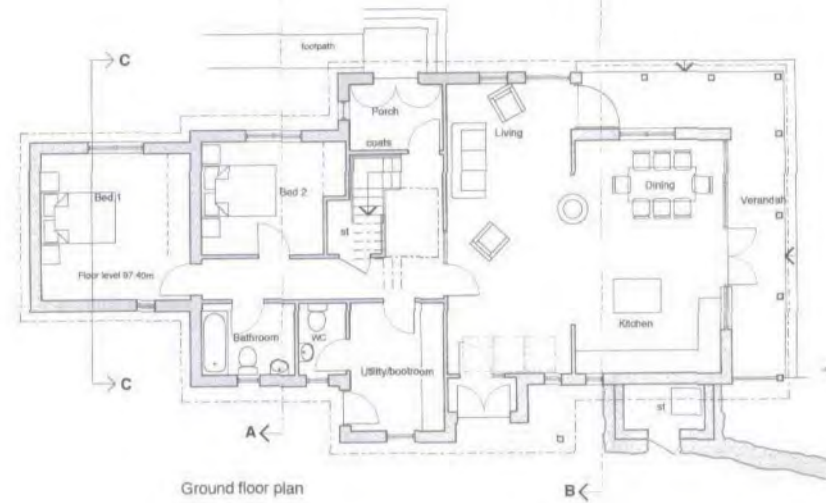
Current proposal – erection of a dwellinghouse and conversion of derelict cottage to form ancillary accommodation



Store materials:
 Roof: Corrugated metal
 Walls: Horizontal timber boarding (painted)
 Windows/floors: Timber (painted)



First floor plan



Ground floor plan

Proposed floorplan

Proposed site layout

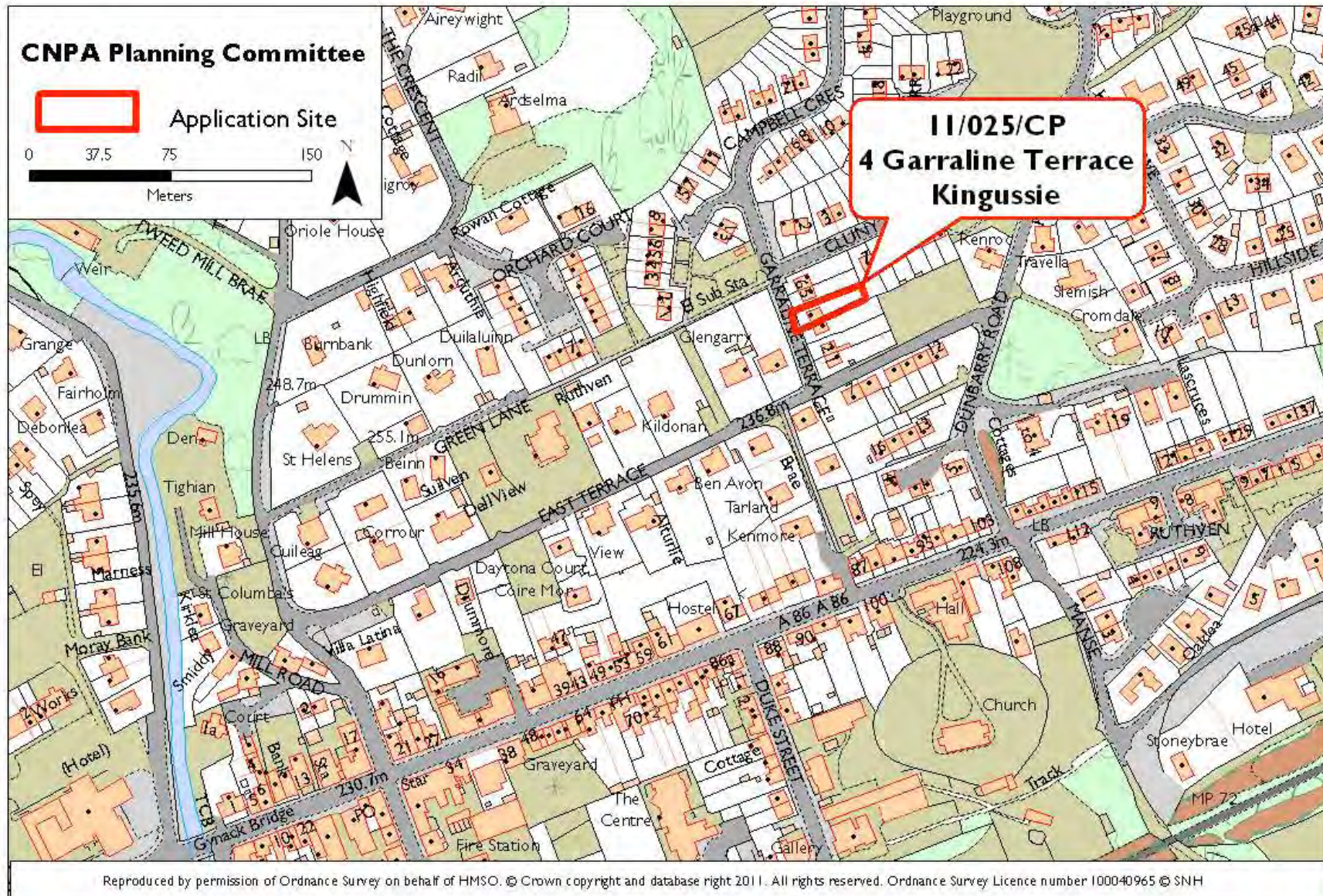


KEY POINTS :

- The proposed site is located in a elevated position to the south of Braemar;
- The site has a history of planning permissions for alterations and extensions to the existing derelict cottage, and more recently in 2009 for the refurbishment of the derelict cottage to form a dwelling house;
- The current proposal differs from those previously granted by Aberdeenshire Council as permission is now sought for the erection of a new dwelling house and the conversion of the derelict cottage to form ancillary accommodation;
- The derelict cottage is not listed but is recognised as being of cultural heritage value.

RECOMMENDATION : CALL IN

REASON : The proposed development is for a new dwelling on an elevated site, immediately adjacent to a cottage which although in a derelict condition is recognised as being of significance to the cultural heritage of the area. The proposal is of general significance to the aims of the National Park, including the first aim of conserving and enhancing the natural and cultural heritage of the area, and is also of relevance in the context of the social and economic development of the area.



Full Planning Permission
Extension to Front of House



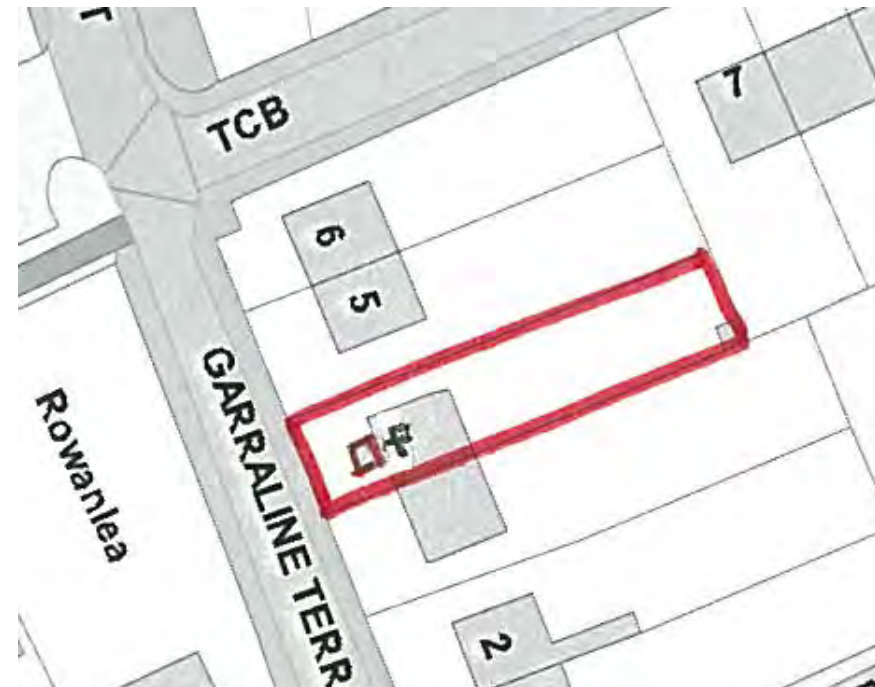
Sun lounge extension proposed on the front elevation of the dwelling house

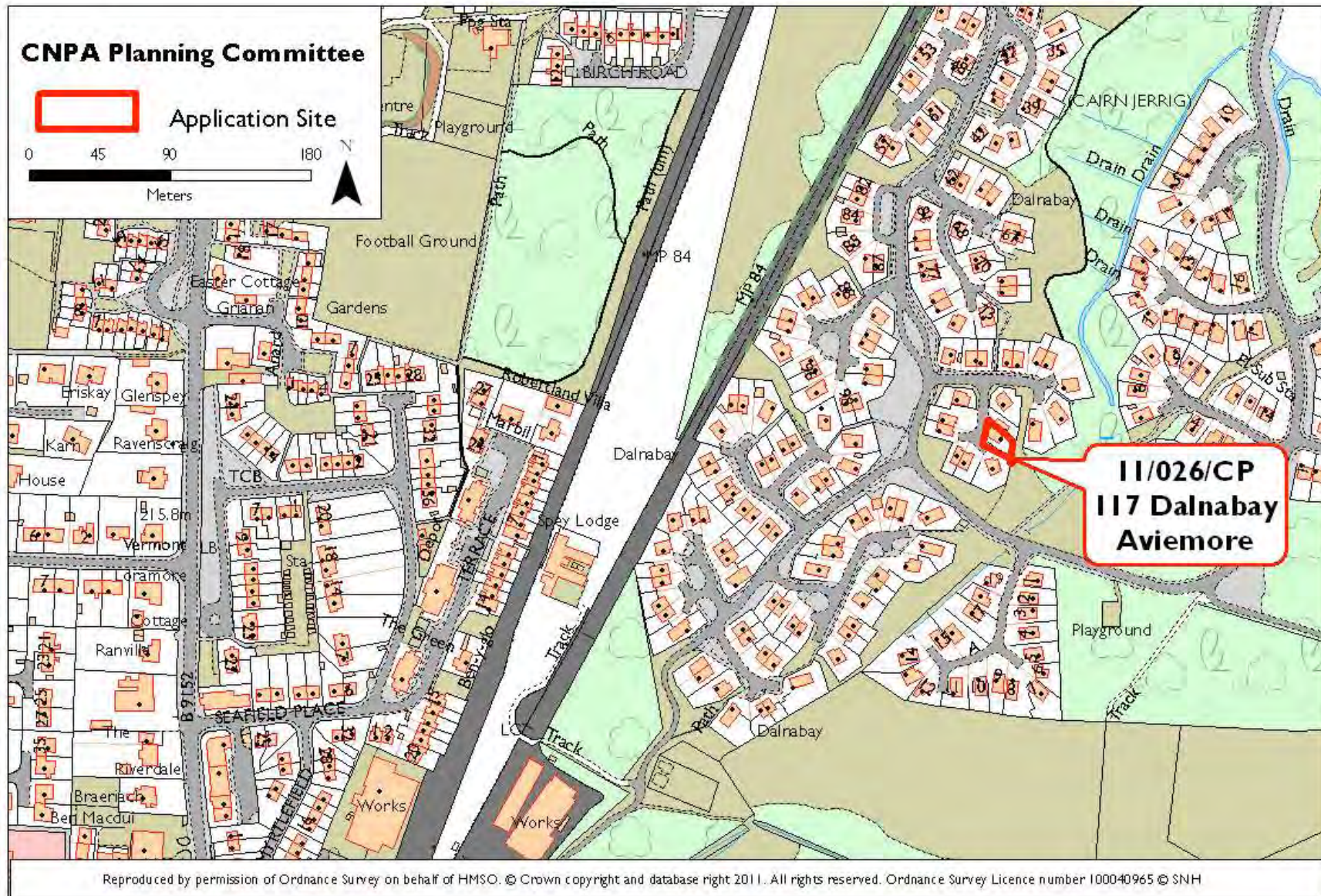


KEY POINTS

- The proposed development is for a 'sun lounge' type extension on the front elevation of a semi detached property;
- The proposed development is of a minor domestic nature and is not considered to be of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN





Full Planning Permission
Extension to House



Extension proposed to the side and rear of existing end dwelling house

KEY POINTS :

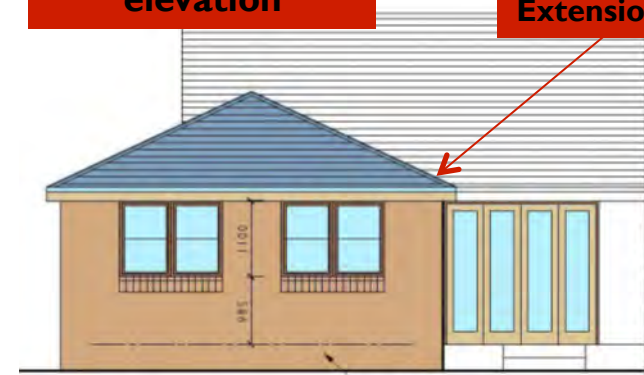
- The extension is proposed to the side and rear of an existing single storey semi detached dwelling house in the Dalnabay development in Aviemore;
- The extension would provide a new kitchen / dining area;
- Materials are proposed to match the existing dwelling house;
- The proposal is of a minor domestic nature and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



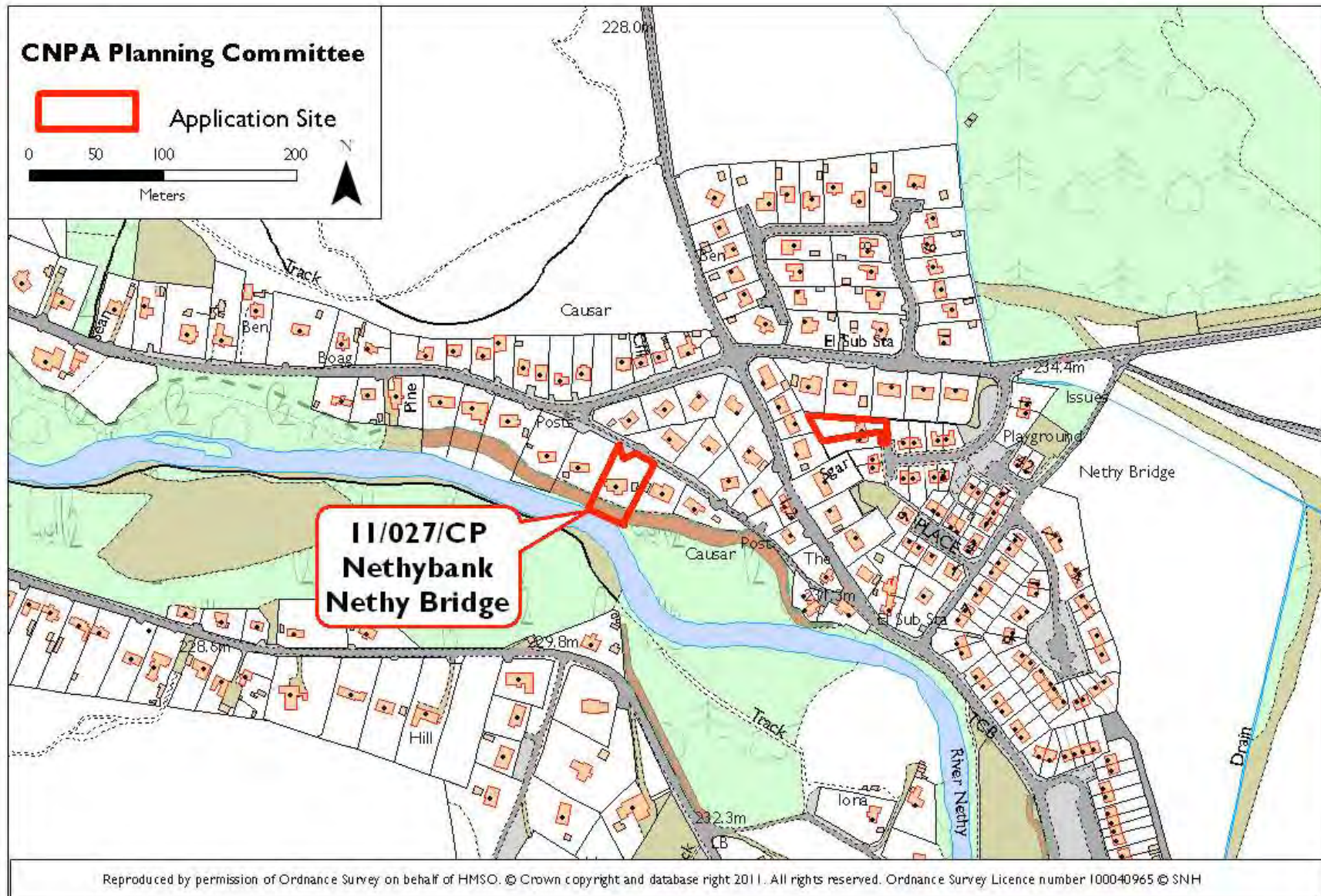
Proposed front elevation

Extension



s.e. elevation

Proposed rear elevation



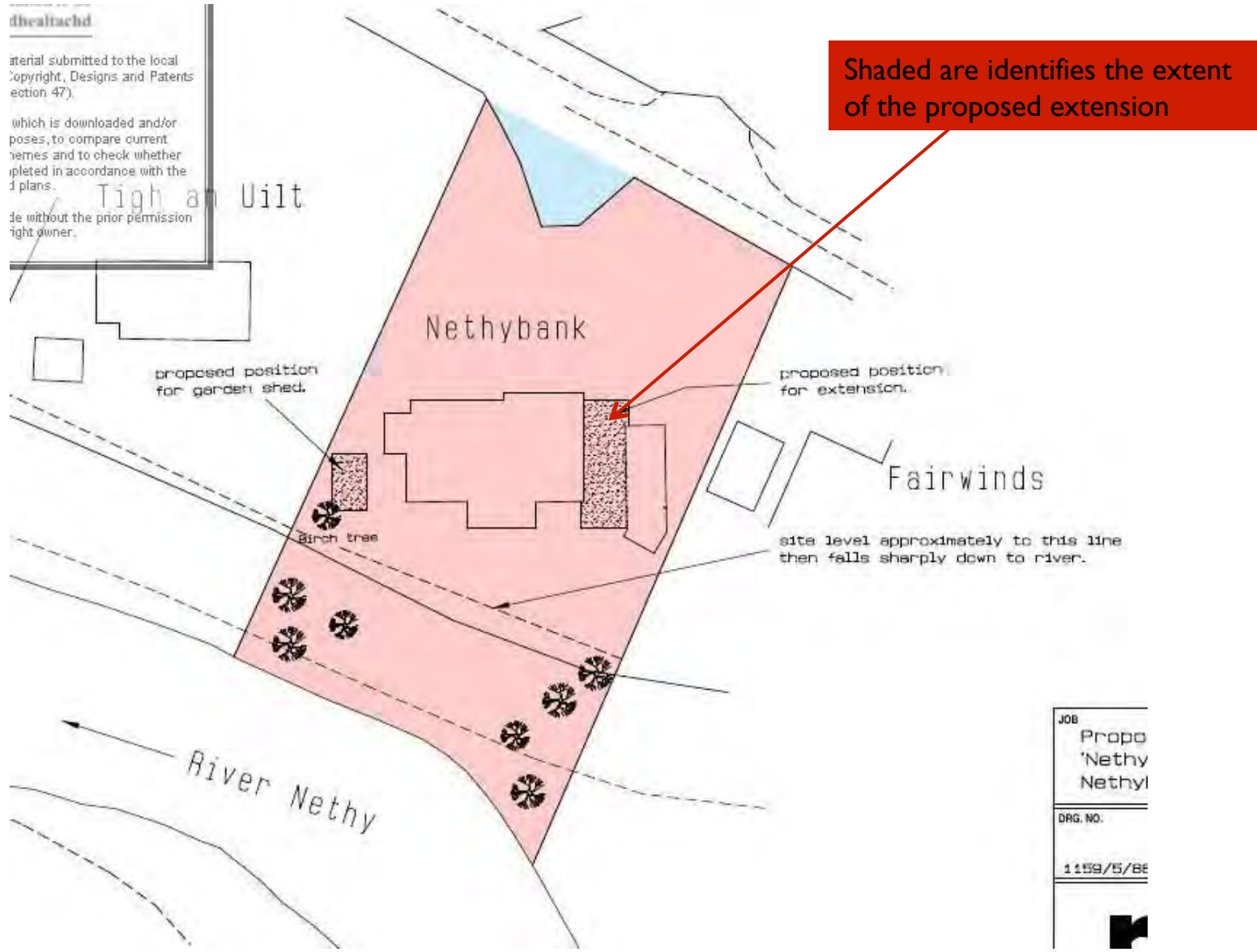
Full Planning Permission
Extension to Side of House


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Existing front elevation



Proposed front elevation

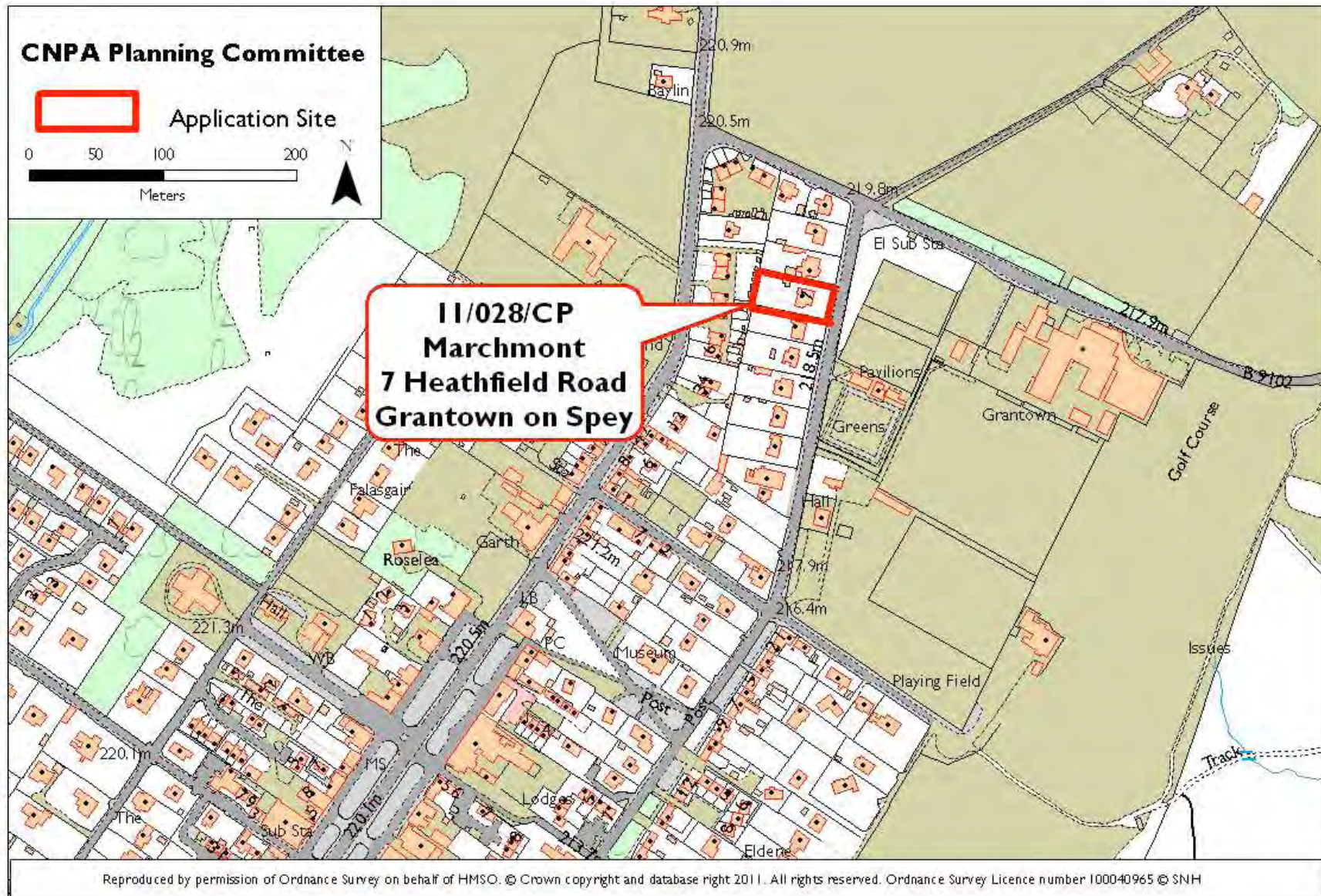


Proposed rear elevation

KEY POINTS :

- Single storey detached property;
- Proposed extension would be on the end gable of the dwelling and would use materials to match the existing dwelling;
- 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

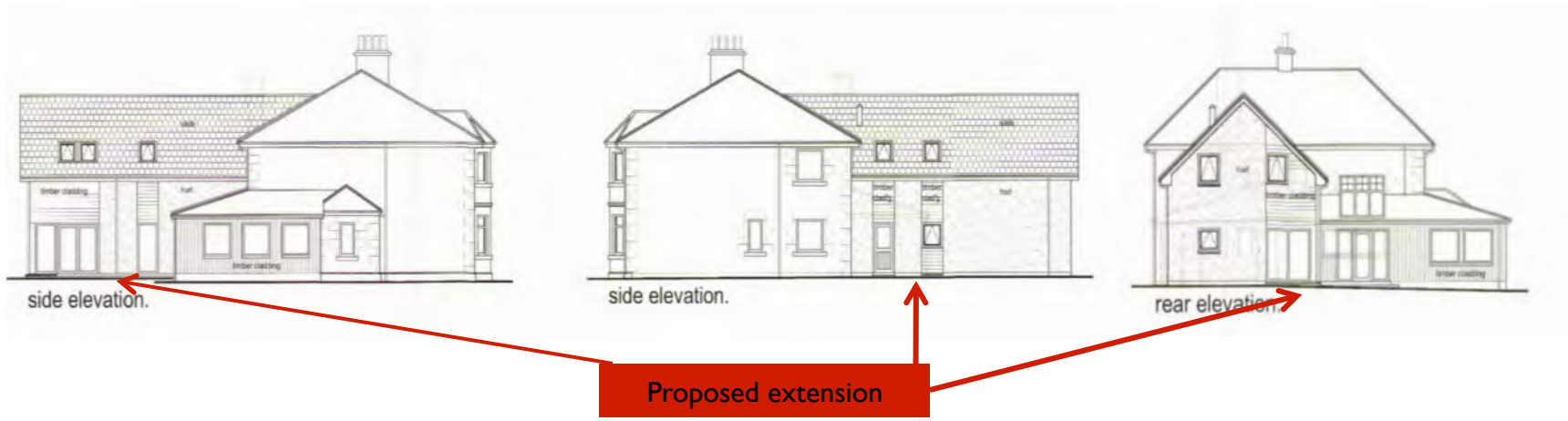


Full Planning Permission

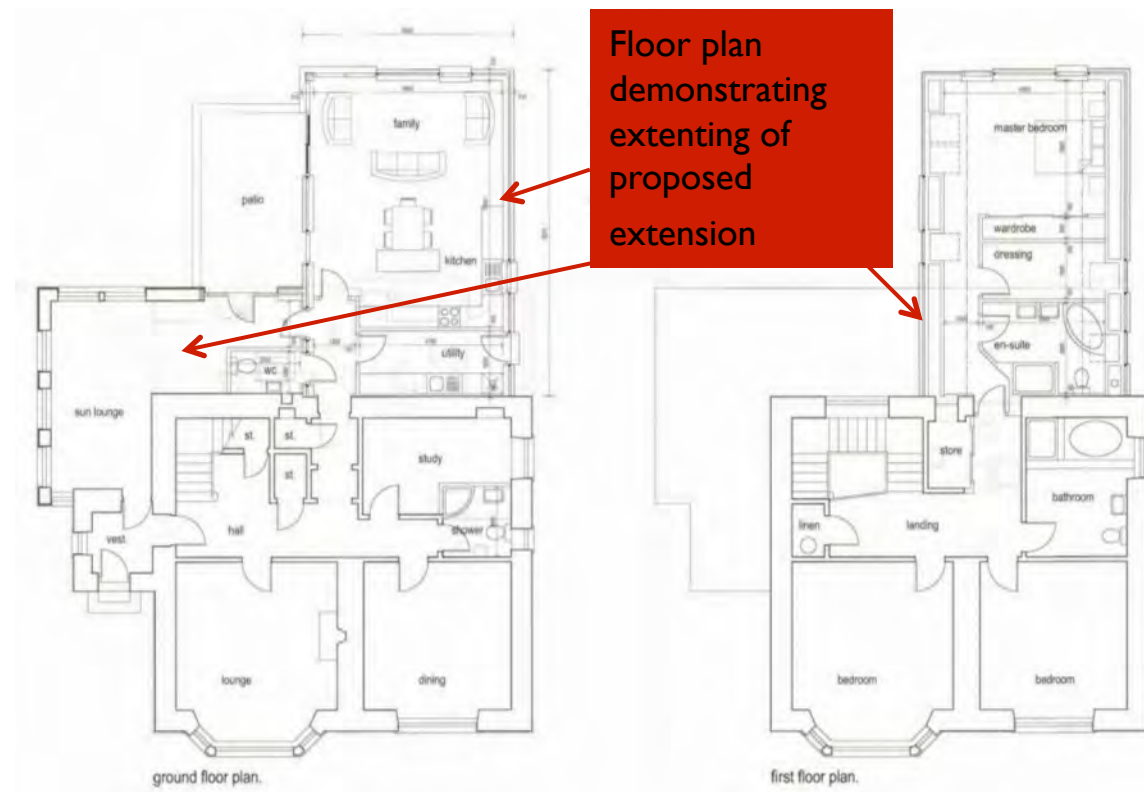
Alter & Extend Existing House; Part Demolish Existing Outbuilding



Extension proposed to the rear of the existing detached dwelling house



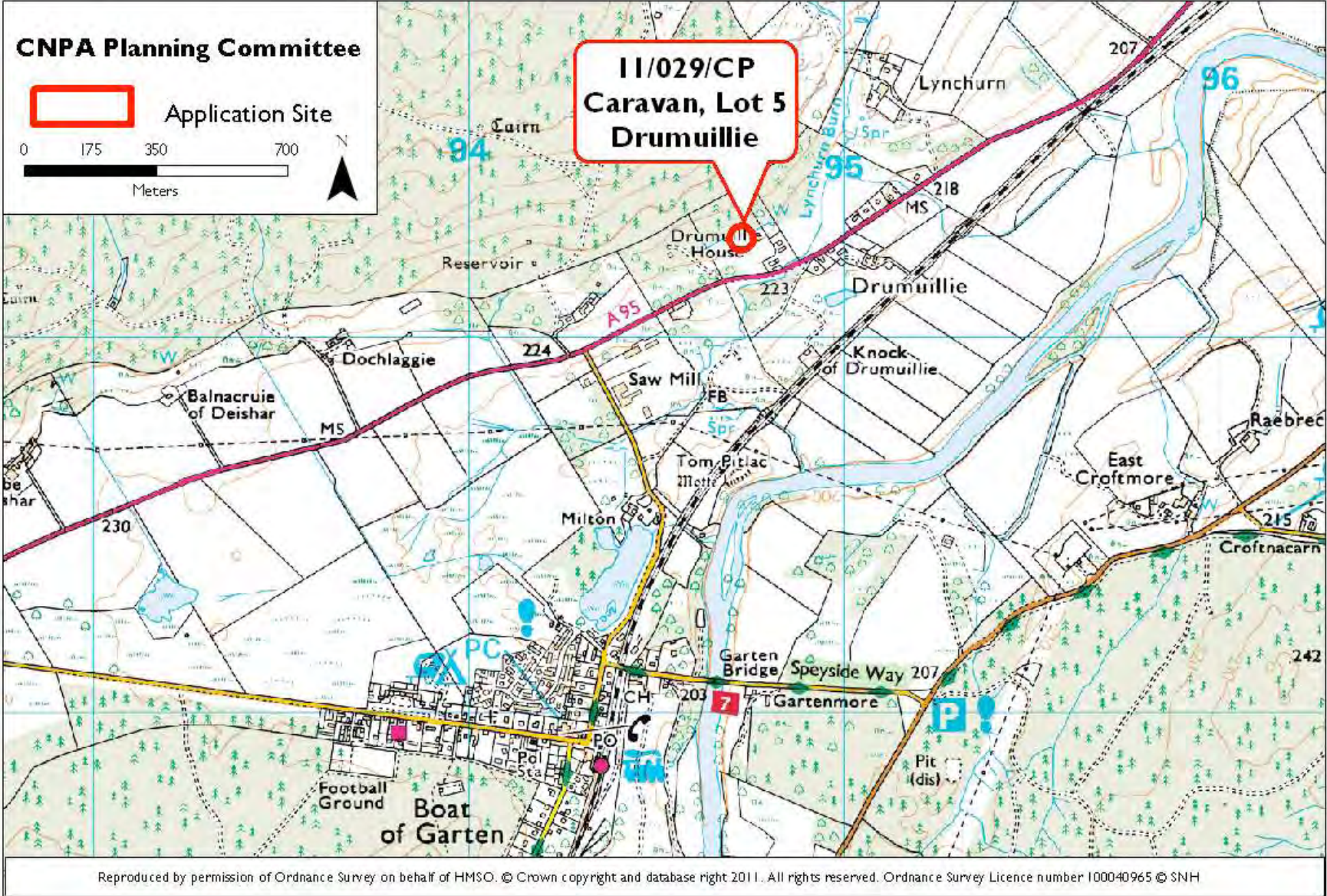
Proposed extension



KEY POINTS :

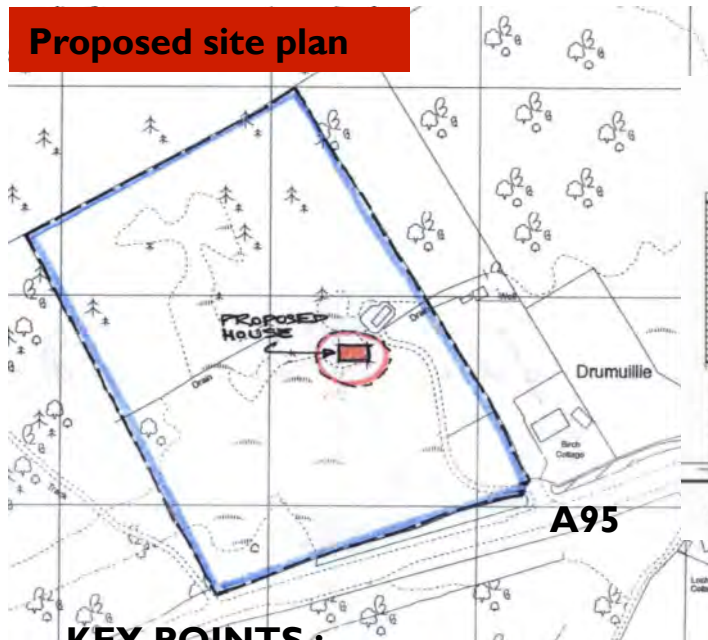
- A two storey extension is proposed to the rear of the detached dwelling, with a single 'wraparound' sun lounge proposed to extend from the rear to the side of the dwelling;
- Materials proposed on the new extension consist of a mix of harling and timber cladding, with a slate roof;
- The extent of the proposed extension visible from the public road would be limited., and the front elevation of the dwelling house would remain largely unaltered;
- The development is of a domestic nature at an existing residential property and it is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



Matters Specified in Conditions Erection of Dwelling

Proposed site plan



Proposed front and rear elevations



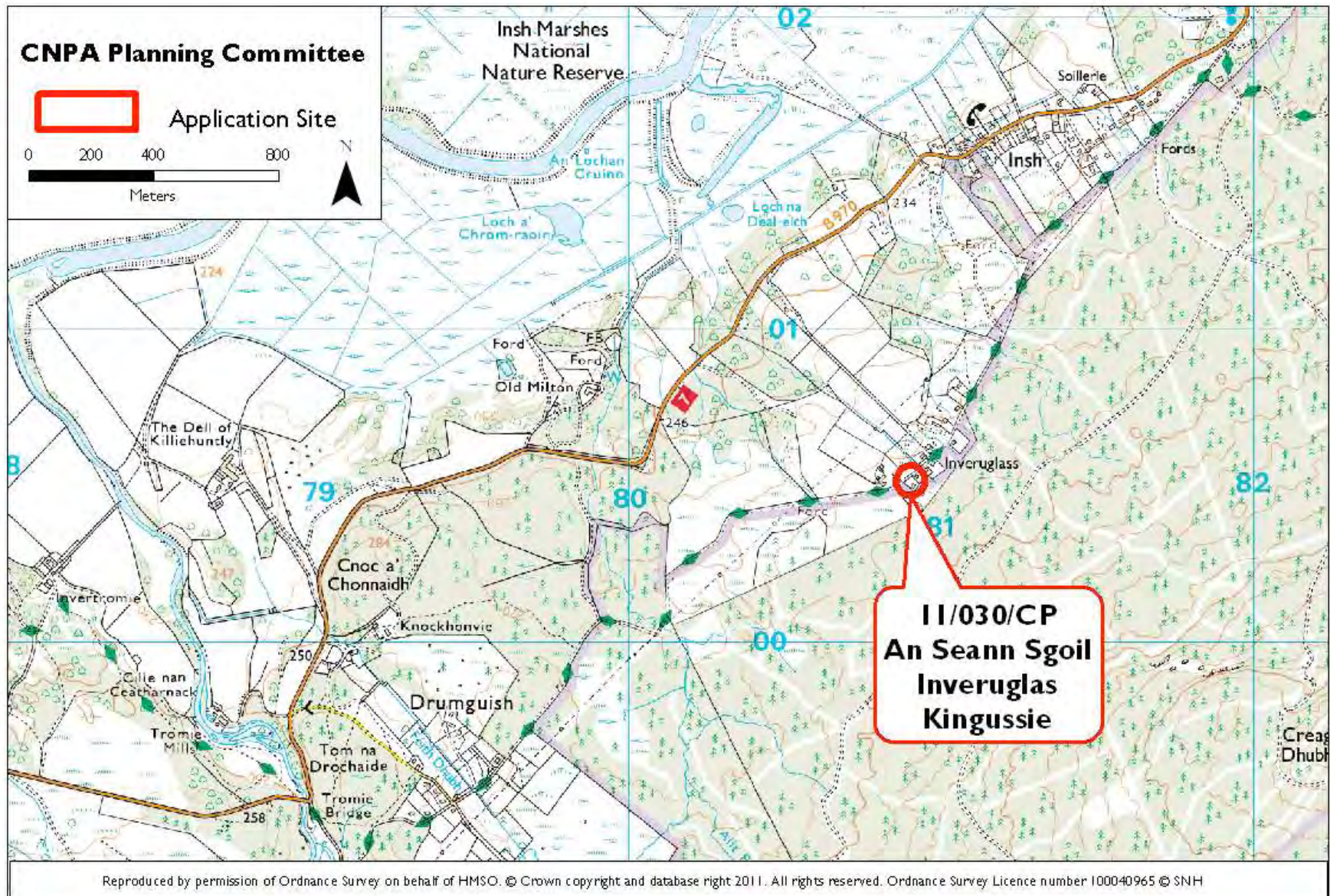
KEY POINTS :

- The CNPA granted outline planning permission on this site , with the decision notice issued in October 2010, following the completion of a Section 75 legal agreement;
- Condition no. 4 of the outline planning permission stipulated that the proposed dwelling be designed “in accordance with the traditional vernacular architecture of the area” and “shall be of traditional design”;
- The principle of a dwelling house at this location has been established, with the case made in the outline planning application that it is required in connection with the operation of the croft. The current application is for the specifics of the detailed proposal and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

Recommended comments : In order to ensure greater consistency with the requirements of condition no. 4 of the outline planning permission, it is recommended that the design be amended to introduce more traditional elements, including traditional and more appropriately proportioned fenestration, chimneys and a wet dash finish instead of the proposed drydash.

FINISHES SCHEDULE
ROOF - NEW OR SECOND HAND SLATES
WALLS - DRYDASH ROUGHCAST
WINDOWS - TIMBER FRAME
WOODWORK - PAINTED WHITE
RAINWATER GOODS - BLACK PVC



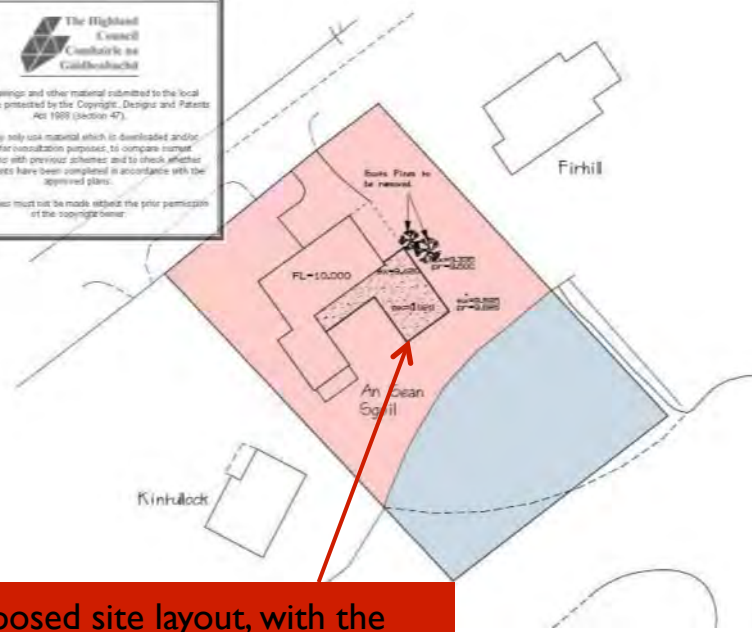
Full Planning Permission
Extension to Rear

The Highland Council
 Council for the Highlands and Islands

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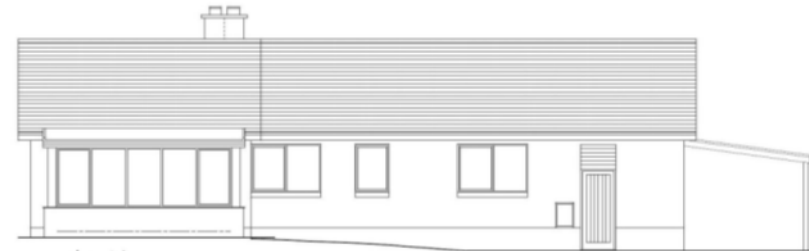


Proposed site layout, with the shaded area showing the extent of the proposed extension



n.w. elevation

Existing front and rear elevations



s.e. elevation



n.w. elevation



s.e. elevation

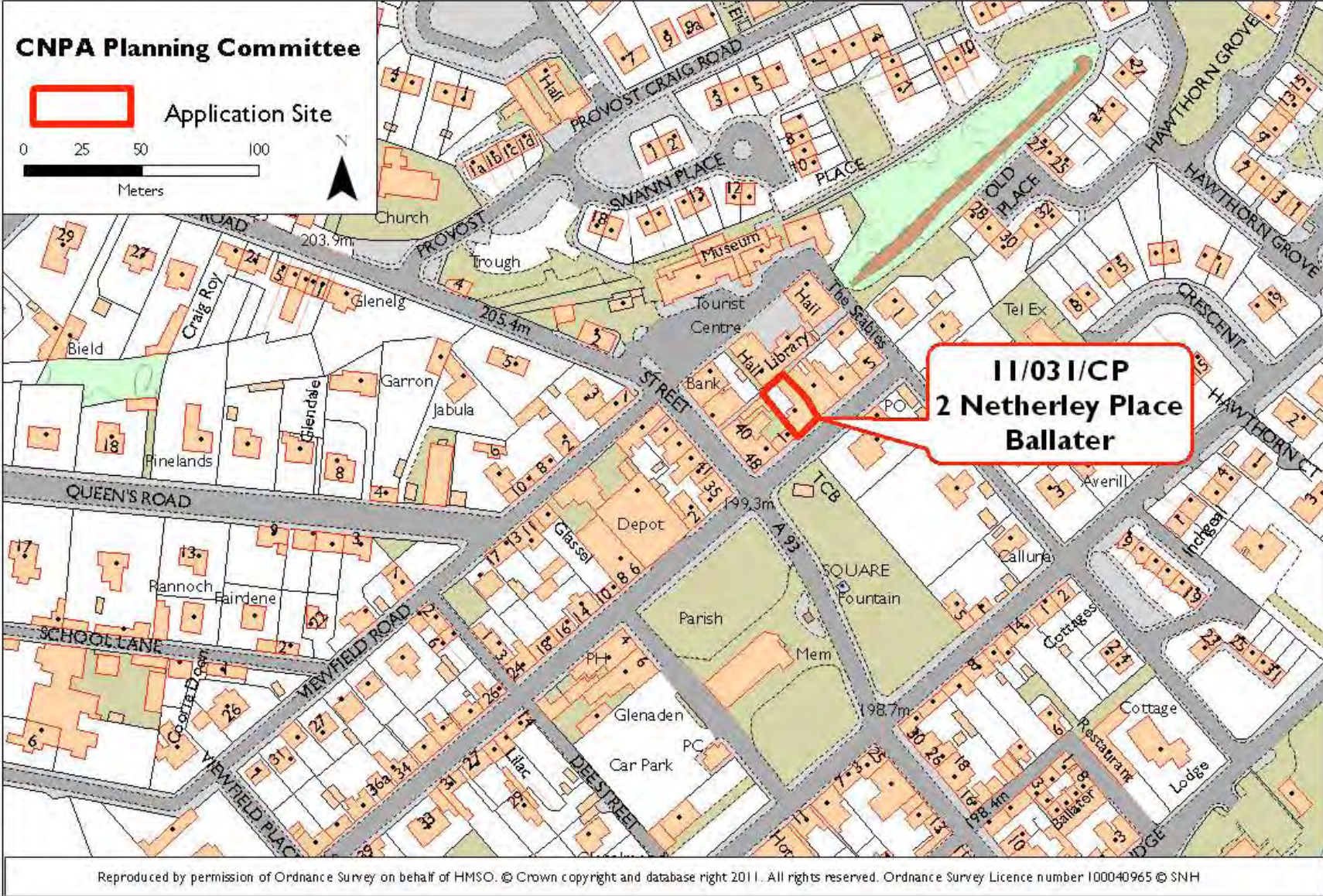
Proposed front and rear elevations



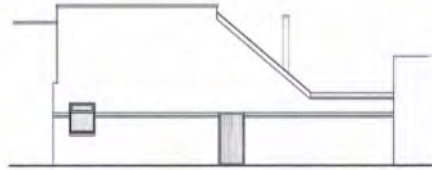
KEY POINTS :

- Existing single storey detached dwelling house;
- Proposed extension would be positioned to the side / rear of the dwelling and would create an additional bedroom, study and bathroom facilities;
- Dry dash harling is proposed to match original finish on the dwelling;
- The proposal is domestic in scale and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



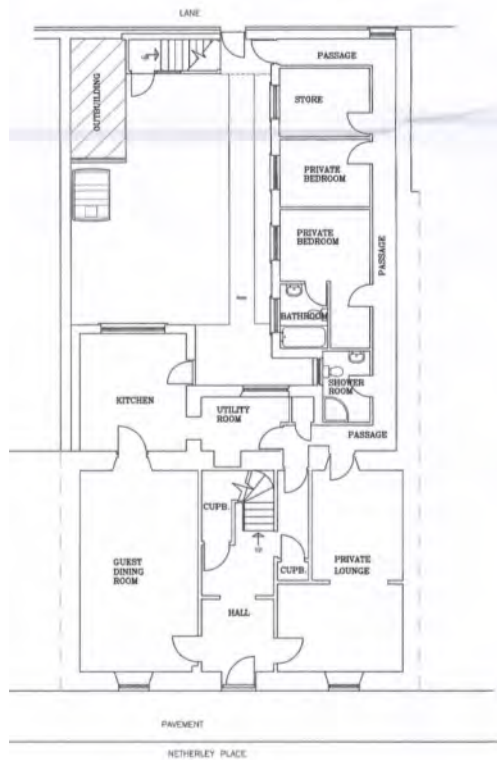
**Full Planning Permission
Alterations to Guest House**



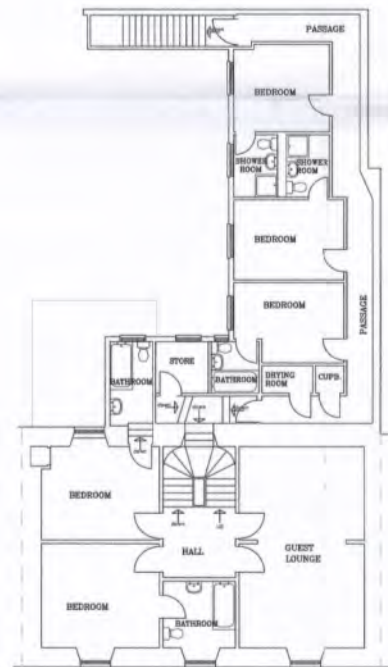
NORTH ELEVATION



SECTIONAL WEST ELEVATION



PAVEMENT
NETHERLEY PLACE



PAVEMENT

FIRST FLOOR PLAN



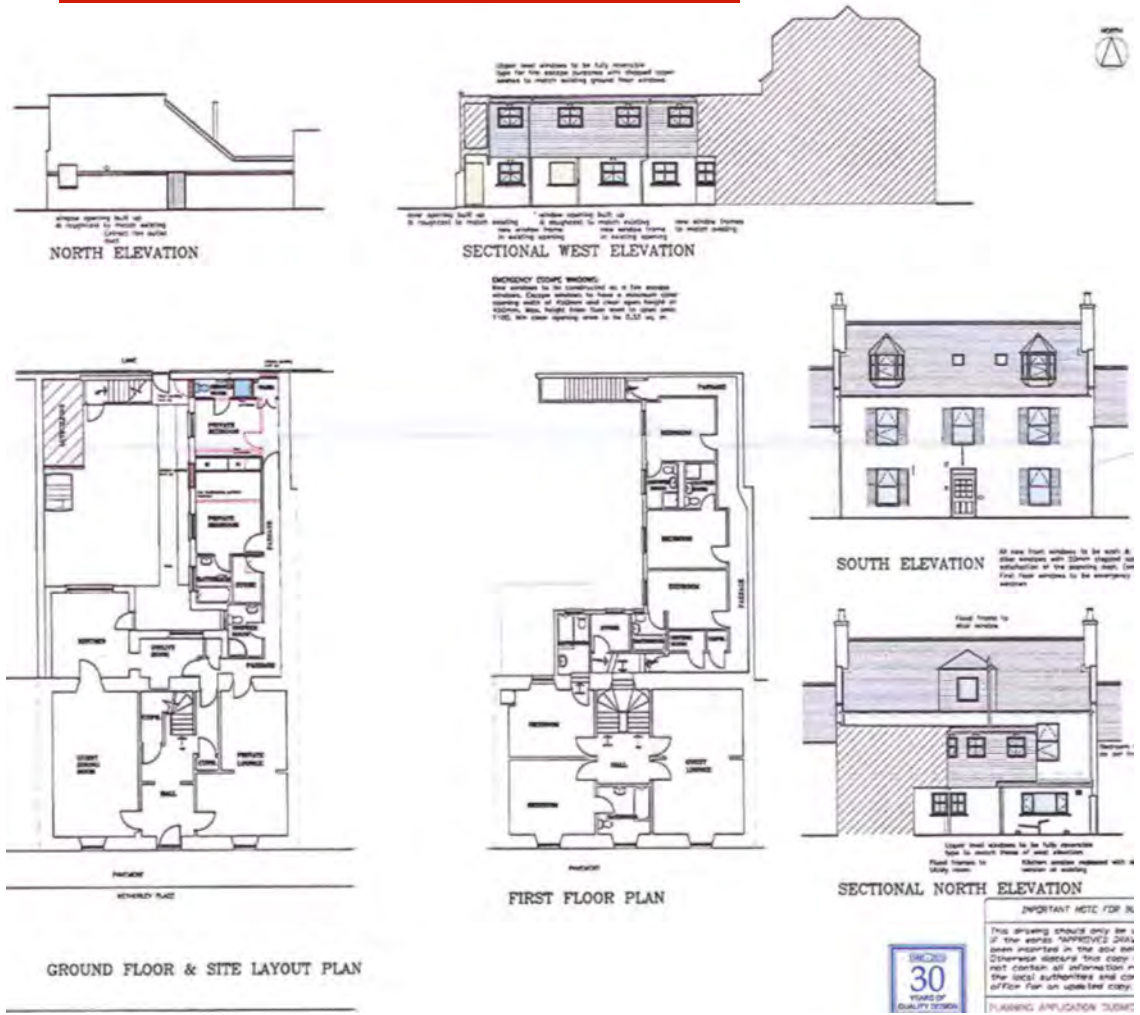
SOUTH ELEVATION



SECTIONAL NORTH ELEVATION

Existing elevations and floor plans

Proposed elevations and floor plans



KEY POINTS :

- The subject site is within the Ballater Conservation Area;
- A number of works are proposed including replacement windows throughout the property, and also internal works including changes to bedroom sizes at ground floor level;
- The windows in the front elevation are proposed to be “sash and case lookalike”;
- The proposed development represents relatively minor works to the property and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN