

Cairngorms National Park Authority
Planning Application No. 09/225/CP
REPRESENTATION
ACKNOWLEDGED
31/7/09

"LABERFEIDH"
11 DENIG-NA-GOWEN AVENUE
AVIEMORE
AUGUSHTS-SHIRE
PH 22 1RW
06th JULY 2009

THE PLANNING OFFICER
BADENOCH & STRATHSPEY PLANNING AUTHORITY

AREA PLANNING OFFICE
102 HIGH STREET
KINGUSSIE

Cairngorms National
Park Authority
31 JUL 2009

Highland Council
Badenoch and Strathspey
Planning and Building Standards
07 JUL 2009
cwh 817
Received

DEAR SIR,
RECEIVED

I WISH TO REGISTER MY OBJECTION, IN THE
STRONGEST POSSIBLE TERMS, TO THE PROPOSED
DEVELOPMENT, BY DOROTHY SLOAN, AT 129 GRAMPIAN
ROAD, AVIEMORE ON THE SAME GROUNDS AS MY
PREVIOUS LETTERS OF OBJECTION. THE DEVELOPMENT
IN QUESTION WOULD APPEAR TO BE SIMILAR TO THE
PREVIOUS APPLICATIONS, ALTHOUGH NO DETAILS WERE
SUPPLIED WITH THE NOTICE OF INTENT.

THIS IS THE THIRD TIME I HAVE WRITTEN REGARDING
MY OBJECTION TO THE PROPOSED DEVELOPMENT, THE
PREVIOUS TWO APPLICATIONS HAVING BEEN REFUSED.
IT WOULD APPEAR THAT THE APPLICANT HAS LITTLE
OR NO REGARD FOR THE DECISIONS OF THE PLANNING
AUTHORITY.

YOURS SINCERELY

[Redacted signature]

Highland Council
Badenoch and Strathspey
Planning and Building Standards
06 JUL 2009
ack 8/7
Received

WIDEKILAN
35 CRAIG NIA-GOWER AVE
AVIENMORE
INVERNESS-SHIRE
PH 2212W
6th July 2009.

THE PLANNING OFFICER
BADENOCH & STRATHSPEY PLANNING AUTHORITY
AREA PLANNING OFFICE
100 HIGH ST.

Cairngorms National Park Authority
Planning Application No. 09/225/CP
REPRESENTATION
ACKNOWLEDGED 31/7/09

~~KINGUSSIE~~ Cairngorms National
Park Authority
31 JUL 2009
RECEIVED

PH 21 HY

DEAR SIR,

I wish to register my objection to the proposed development at the near of the "Shelter Stone" Grampian Rd. Aviemore. The development in question appears to be similar to the previous applications which were rejected on two previous occasions. This is the third time I have objected. You have my previous correspondence. I still feel that the area in question is being overdeveloped and should planning permission be granted it will open the flood gates for others.

Hopefully this will be the end of it
I remain yours faithfully



09/166

MR A. WYLIE
37 CRAIG NA GOWER AVE
AVIEMORE
INVERNESS SHIRE
PH22 1RW

Highland Council
Badenoch and Strathspey
Planning and Building Standards

20 JUL 2009
ack 21/7
Received

PLANNING OFFICE
100 HIGH STREET
KINGUSSIE
PH21 1HY

Dear Sir or Madam:

July 16, 2009	
Cairngorms National Park Authority 31 JUL 2009 RECEIVED	Cairngorms National Park Authority Planning Application No. 09/225/CP REPRESENTATION ACKNOWLEDGED 31/7/09

Shelter stone (rear development) Planning application

With reference to the above application 26th June 2009, I object for the following grounds

1. **Privacy**
The latest proposal has one of the buildings approximately 2m from the adjoining residential properties boundaries and a total of 10m (window to window) not 18m as specified on Highland Council Development Plan policy guidelines and therefore will impact on the privacy of the surrounding residents.
2. **Overdevelopment**
The new proposal, in my opinion represents overdevelopment of the site as was highlighted on previous applications. Both architect and client appear to be insensitive to the siting of the properties and their impact on the neighbouring residents.
3. **Architects Design**
As in the previous applications; the latest proposals are incongruent with the surrounding properties of a more traditional design.
4. **Landscaping**
No attempt has been made to mitigate the new build impact of the surrounding bungalows with sensitive landscaping
5. **Backland Infilling**
Previous planning applications were rejected as it was considered inappropriate. The same should apply to this latest proposal (see CNP letter of refusal dated 21st September 2008).
6. **Existing Landscape**
One of the proposed new builds is abutting existing trees and could have an impact on the trees and any of their residents.
7. **Visual Impact**
As stated on previous refusals the visual impact will be impaired on both sides of the new build.

July 16, 2009

I therefore appeal to the planning officials to reject this latest application as it has a major impact on the surrounding residents and adds nothing to one of the few remaining old buildings of Aviemore.

Sincerely,



hri-architects

ARMB/AM/I.6617
27 July 2009

hri chartered architects

17 Queensgate
Inverness
IV1 1DF
T 01463 240066
F 01463 717247
E admin@hri-architects.com
Web: www.hri-architects.com

Director of Planning
The Highland Council
100 High Street
KINGUSSIE
PH21 1HY

Highland Council
Badenoch and Strathspey
Planning and Building Standards
28 JUL 2009
Received

Cairngorms National
Park Authority
30 JUL 2009
RECEIVED

FAO Andrew McCracken

Dear Sirs

Proposed Flatted Development; The Shelterstone, 129 Grampian Road, Aviemore
Your Reference 09/00166/FULBS/ANMC/MAMB
Adjoining Owner Representation

We confirm receipt of your letter dated 21 July with appended correspondence from a Mr A Wylie dated 16 July, objecting to the above noted application.

We have subsequently been advised by CNPA that the application has been called in and request that this letter and our observations below, be forwarded to CNPA for their consideration in the matter.

We note that various objections raised by the owner of 37 Craig Na Gower Avenue which backs our client's site. We have discussed this matter with our client and would comment as follows;

1. Privacy; as you know, there is a boundary fence which is two metres high, timber slatted between our client's property and that of the objector. Accordingly we fail to see, in the views of the objector, how this development will impact on the privacy of the surrounding residents.
2. Over development; Comments above apply; this proposal is certainly not over development in the context of density of the surrounding properties and accordingly we do not agree with this contention.
3. Architects' design; the application comprises single storey, pitched roof properties carefully designed with dormer windows to the frontages; we are at a loss as to what the objector means by 'more traditional design' especially in view of the nature of design of the properties on Craig Na Gower Avenue.
4. Landscaping; we fail to understand this point; it is fully intended to landscape the site and the submission drawings indicate this. Our client is fully agreeable to a consent condition requiring landscape proposals to be agreed in the normal way.

Partners;
Andrew Bruce M Arch RIBA ARIAS
ARMB Ltd.

Consultant;
Hector Macdonald Dip Arch RIBA FRIAS

Associate;
Mark A Williams CArch

/contd.....

2.

5. Background infilling; properties to both sides of our client's site have both carried out, or have consent for, development to the rear areas, which has also occurred further to the west. Clearly there is no scope nor possibility of any further development of this kind in the area and the nature, density, height and design of the proposals will, we would submit, impact minimally if at all on adjoining properties to the rear.
6. Existing landscape; the proposal does not propose any tree felling and proximity from existing mature trees will not affect the health of said trees, which in any event are on adjoining lands, not in the ownership of our client.
7. Visual impact; no comment other than to reiterate points made above.

Yours faithfully

A large black rectangular redaction box covering the signature of Andrew Bruce.

Andrew Bruce
For hri-architects

Cc: Dorothy Sloan