Cairngorms National Park Authority Cenig-NA-Gowen AUSNUS LABERFEIDH Planning Application No. 09 225 CP AVILMORE 4NUENN625-541RE REPRESENTATION PH22 IRW BAD SHOW TO STATUS DE Y PUNCHING MOTHER THY 06# JULY 2009 AREA PLANING OFFICE 100 HIGH SINGET Highland Council Badenoch and Strathspey Planning and Building Standards KINGU DSIF Caimgorms National PHAI 147. Park Authority 07 JUL 2009 cich 3 1 JUL 2009 Received TRECEIVED I WISH TO REGISTER MI OBSELTION, INTUZ

STRONGEST POLSIBLE TERMS, 10 1HE PROPOSED

DEVELOPMENT. BY DORDINT SLOAN, AT 129 GRAMPIAN

ROMD. AVIEMONE ON THE SAME GRACOUNT AS MY

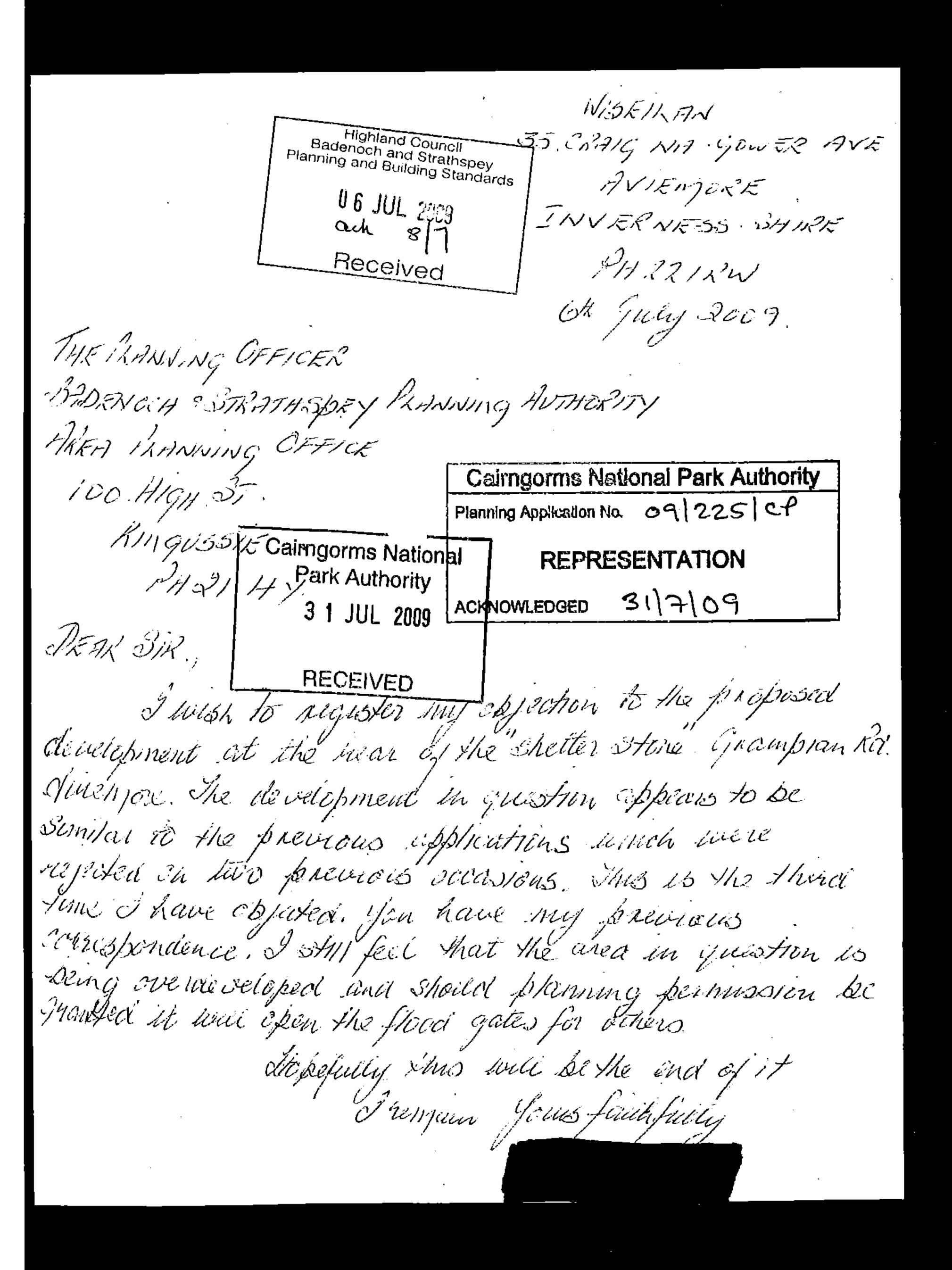
PREVIOUS LETTENS OF OBSELLION. THE DEJELDPMENT
IN QUELTON WALLS ADDEAR TO BE SIMILAR TO THE

PREVIOUS APPLICATIONS, ALTHOUGH NO DETAILS WERK

SUPPLIED WITH THE NOTICE OF INTENT.

ANIS IS THE THIRD TIME & HAVE WRITTEN REGARDING MY OBSECTION to the PROPOSED DEVELOPMENT, THE PREVIOUS IND APPLICATIONS HAVING BEEN REFUSED. IT WOULD APPEDR THAT THE APPLICANT HAS LITTLE OR NO REGARD FOR THE DECISIONS OF THE PLANNING AUTHORITY.

LOURS SINCERELY



09/166

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

Highland Council Badenoch and Strathspey Planning and Building Standards

2 0 JUL 2009

ach Received

ACKNOWLEDGED

PLANNING OFFICE 100 HIGH STREET KINGUSSIE PH21 1HY

Dear Sir or Madam:

Cairngorms National Park Authority 3 1 JUL 2009

July 16, 2009 Caimgorms National Park Authority Planning Application No. 09 225 CT

REPRESENTATION

RECEIVED

347/09

Shelter stone (rear development) Planning application

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

<u>Privacy</u>

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.

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.

Architects Design

As in the previous applications; the latest proposals are incongruent with the surrounding properties of a more traditional design.

Landscaping

No attempt has been made to mitigate the new build impact of the surrounding bungalows with sensitive landscaping

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).

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

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

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

FAO Andrew McCracken

Highland Council Badenoch and Strathspey Planning and Building Standards

28 JUL 2003

Received

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Caimgorms National

Park Authority

3 0 JUL 2009

RECEIVED

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;

- 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.

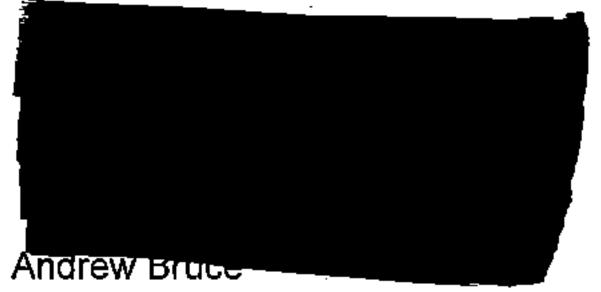
Consultant: Hector Macdonald Dip Arch RIBA FRIAS

Associate; Mark A Williams CArch

/contd.....

- 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.
- Existing landscape; the proposal does <u>not</u> 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



For hri-architects

Cc: Dorothy Sloan