

From: [REDACTED]

Sent: 02 December 2011 15:04

To: Planning

Subject: High Burnside Avlemore

Hi

Re: Change of Use Application

I read recently in the Badenoch & Strathspey Herald that one of the houses currently being built in the High Burnside development has applied for change of use for their garage (before the house is even finished) - the proposal is to change the garage into a games room and install a toilet. I assume this is a 'holiday home' and there will be no one present monitoring noise etc from the games room.

I realise the CNPA has pulled the application in and as a resident of High Burnside I wish to express my concerns at the 'change of use applied for', as it sets a precedent for other houses and when the estate was granted the original planning permission it was 'for residential houses with garages' and not 'residential houses with *games rooms* in the garages'.

Tulloch Homes Website - 'High Burnside, Avlemore, is a new collection of stunning homes designed to echo the woodland setting and natural beauty of the Cairngorms National Park'

The development has a mixture of holiday homes and permanent residents/ families and unfortunately if this application is granted I am sure you will have an increase in similar applications which will inevitably result in 'noise disturbance' to the residents.

Regards

Jenny Devlin

Application Comments for 11/03660/FUL

Application Summary

Application Number: 11/03660/FUL

Address: 4 Old Meall Road High Burnside Aviemore Highland PH22 1UN

Proposal: Convert existing garage to form games room with wc; Change of use of open space at north and east to residential garden area.

Case Officer: Andrew McCracken

Customer Details

Name: Mr Colin McDonald

Address: 2 Old Meall Road, High Burnside, Aviemore, Highland PH22 1UN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the permanent resident living next door, I would like to object to the proposed planning application 11/03660/FUL submitted by Mr David Sutherland for conversion of existing garage to games room. My reasons for objection are as follows.

I believe the proposed use of 4 Old Meall Road will be for holiday and short term lets. This will encourage the use of the games room by groups of people late at night. While I have no issues with people enjoying themselves, the envisaged weekends, with groups of people partying into the small hours next door, directly below two of our family bedrooms and less than 5 meters from my living room has me concerned.

The appearance of the Bi-Fold Doors on a garage will be out with the current standard withheld through out the High Burnside development. This will not be in keeping with the original plans for the site and during the buying process of my property I was refused several requests to make alterations to the appearance of my property as it would not be in keeping with the rest of the development. As Mr Sutherland is the Chairman of the firm building the development I find it a bit ironic that he has lodged an application to change the appearance of the property frontage so dramatically.

The reduction in parking space will lead to cars being parked on the drive and overspill onto the road and pavement. As this is the main access to the High Burnside development and as such will see a relatively high volume of traffic once the site is fully developed. Parked cars on the road side and pavement will not only cause safety concerns for children/pedestrians due to unnecessary obstructions but will be an eyesore in a new development in the National Park.

As you can understand I recently bought my property from Tulloch homes of which Mr David Sutherland is the Chairman. At the time of my purchase we were informed that the current show house (4 Old Meall Road) of which the garage was being utilised as the site sales office would be returned to as per the original design and planning approval to a standard garage.

Also in the application there is a proposed extension to the garden boundary, I have no objection to the extension of the boundary but I would like to confirm that none of the trees in the proposed extension will be removed. The trees form part of the masking and noise reduction of the A9 trunk road. I would also like to ensure the ground is for garden use only and that no future building applications be allowed on this area of the garden.

To have moved in for less than one month and find this application submitted less than one week after I completed on the property is not what we would have expected from the developer who sold us the house. This raises issues of potential miss-selling from the developer, if these alterations had been submitted prior to my purchase I would, in all likelihood not have continued with the purchase as I moved into this development to bring up a young family and not to be living next to an entertainments and games room.