

KEY POINTS :

- Planning permission is sought for the erection of a new dwelling house on garden ground associated with an existing residential property on Dalfaber Road in Aviemore. Details in the application refer to the new dwelling replacing existing stabling on the site;
- The existing dwelling is located at 90 degree angles to the public road i.e. presenting the gable end to the roadside. The new dwelling is proposed to be sited on the same orientation;
- The proposed dwelling house would have all living accommodation provided at a raised level, with an area beneath identified for open car parking. Details indicate that this is to take account of the land being within the flood plain. The external finish would be timber clad, with a profiled metal roof;
- The new site area identified is elongated and narrow in configuration. The construction of a dwelling would necessitate the removal of the extensive vegetation which forms the southern boundary of the existing garden;
- As a proposal for a single dwelling house on land within the settlement area of Aviemore, the development is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : The confined nature of the site and the proposed dwelling house design represent a significant contrast to the general pattern of development in the vicinity, and has the potential to result in overdevelopment and the loss of existing beneficial landscaping in the area.

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CNPA Planning Committee



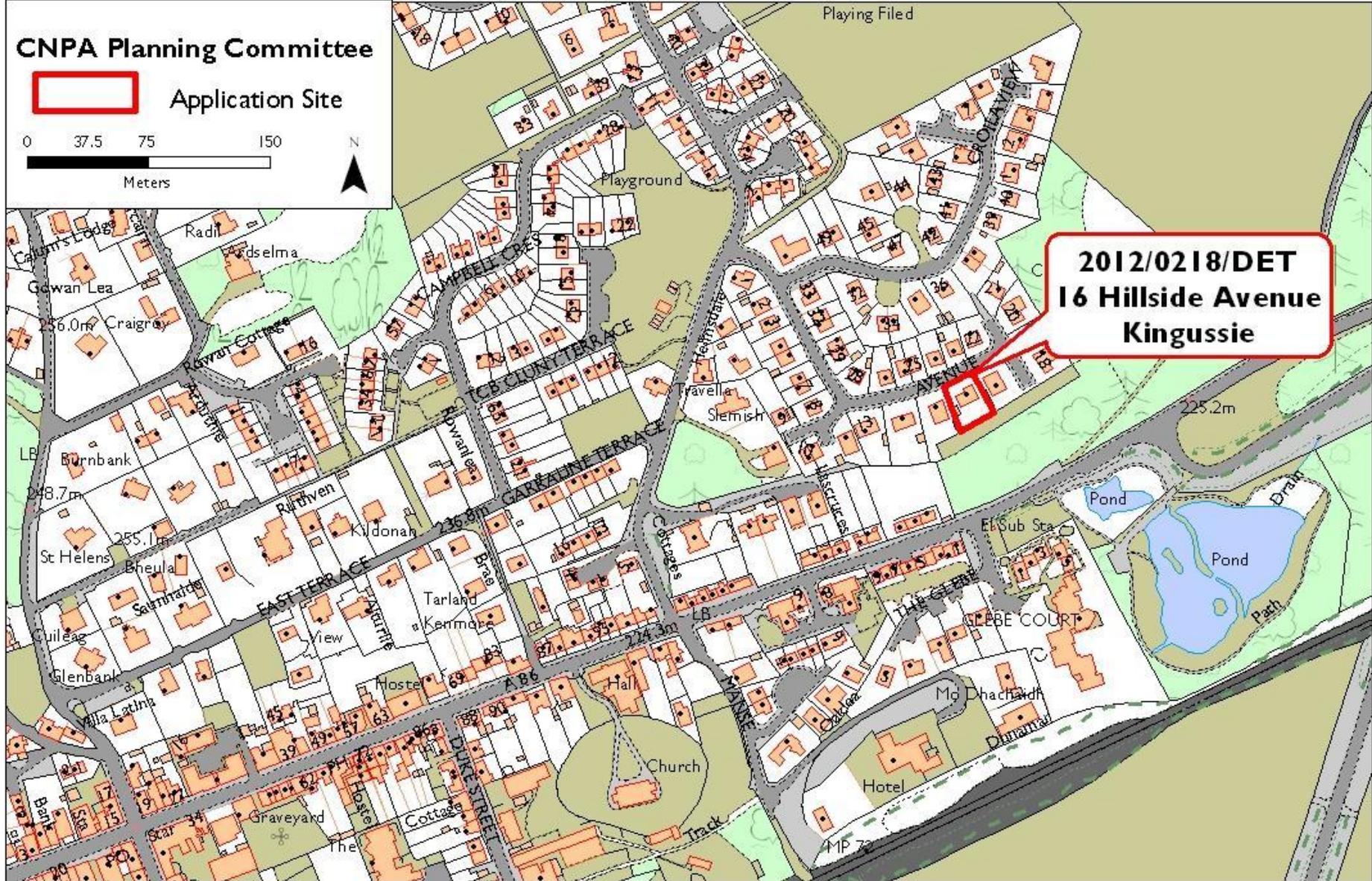
Application Site

0 37.5 75 150



Meters

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**2012/0218/DET
16 Hillside Avenue
Kingussie**

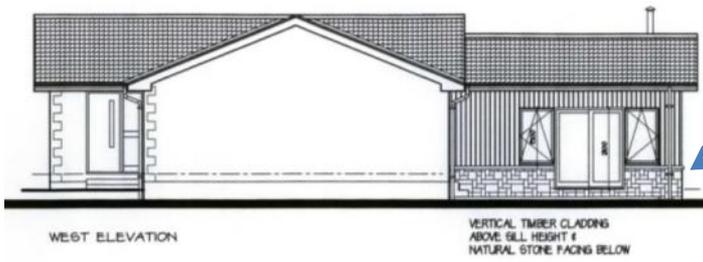
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Applicant(s) :

Mr. Ewan MacKeachan

Proposal :

Erection of rear family room extension and car port



KEY POINTS :

- Planning permission is sought for the erection of a single storey family room extension to the rear of a detached dwelling house on Hillside Avenue in Kingussie;
- The extension would have an external finish of natural stone facing and timber cladding;
- A car port is also proposed on the eastern side elevation of the dwelling;
- The proposed works are of a minor domestic nature and are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

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CNPA Planning Committee



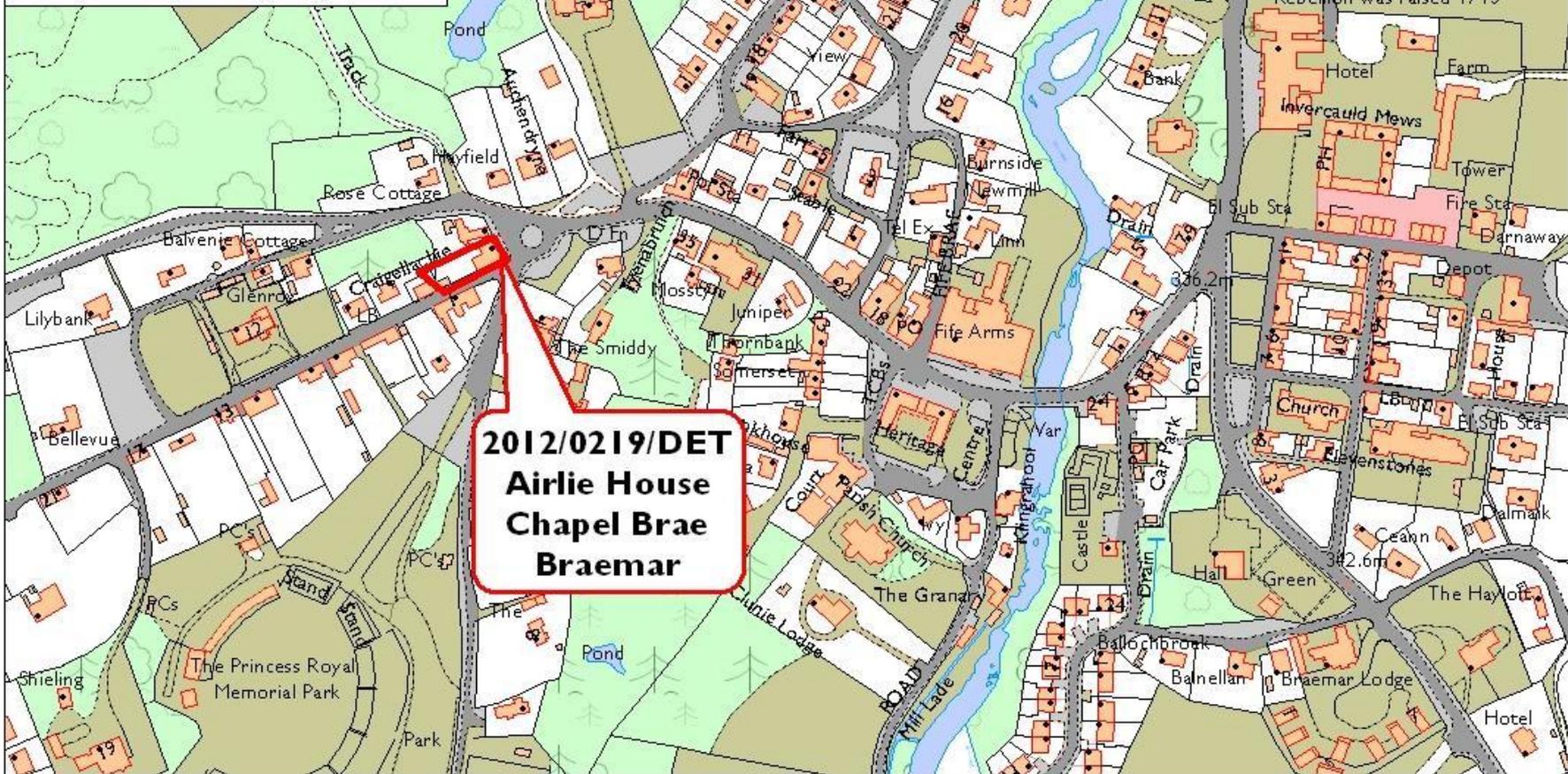
Application Site

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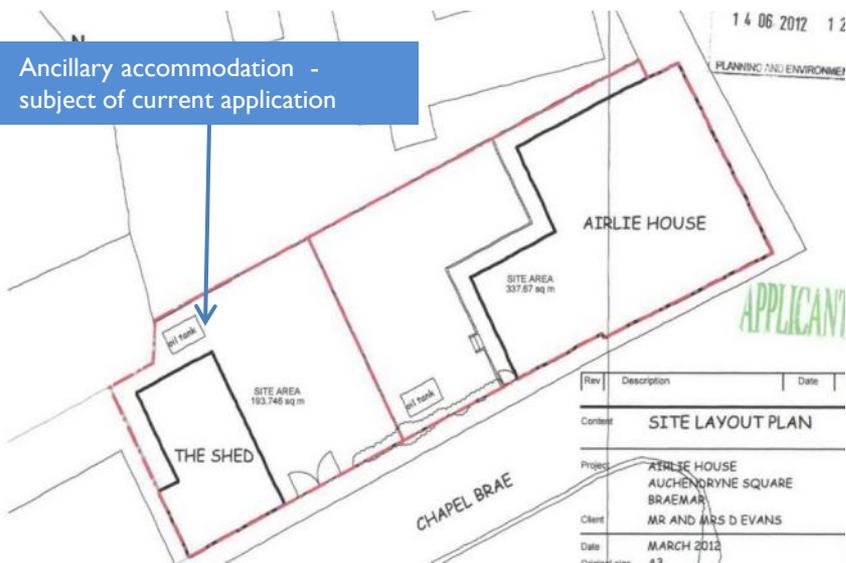
Applicant(s) :

Mr and Mrs David Evans

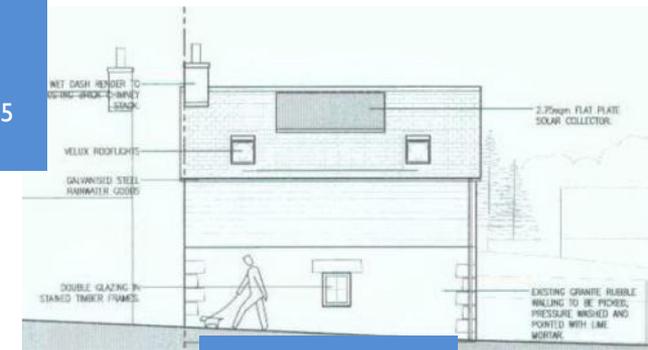
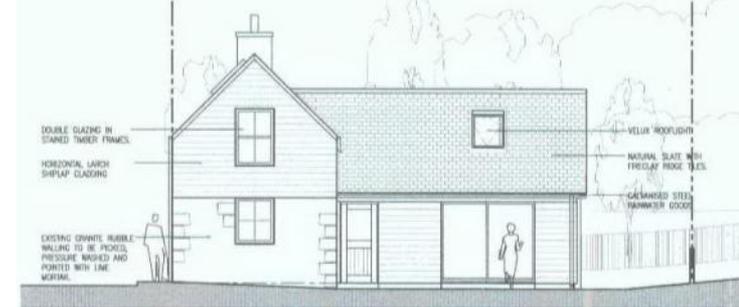
Proposal :

Removal of condition no. 3 (ancillary accommodation) of planning permission App/2009/1254 and siting of oil tank

Ancillary accommodation -
subject of current application



Aberdeenshire Council granted
planning permission for
conversion of outbuilding as
ancillary accommodation in 2005
and 2009



Roadside elevation

KEY POINTS :

- This application seeks the removal of condition 3 from a permission which was granted by Aberdeenshire Council in 2009 for the conversion of an outbuilding to ancillary accommodation associated with Airlie House on Chapel Brae in Braemar;
- Condition no. 3 or APP/2009/1254 stipulated that the accommodation “shall be used solely as ancillary to Airlie House, and no separate curtilage shall be formed without the express granting of planning permission”;
- The applicants now wish to have the condition removed and allow in doing so allow the structure to be sited on its own independent feu. Details in support of the proposals refers to a number of recent feu splits which have been permitted in Braemar and states that in comparison the current application has a larger plot size and a smaller footprint than others approved;
- Permission is also sought for the siting of an oil tank on the land area which would be associated with Airlie House;
- The nature of the proposal is not considered to raise issues in relation to the aims of the National Park. In addition, as it is related to the conditions applied by Aberdeenshire Council in the granting of an earlier consent, it is appropriate that Aberdeenshire Council determines the application.

RECOMMENDATION : NO CALL IN

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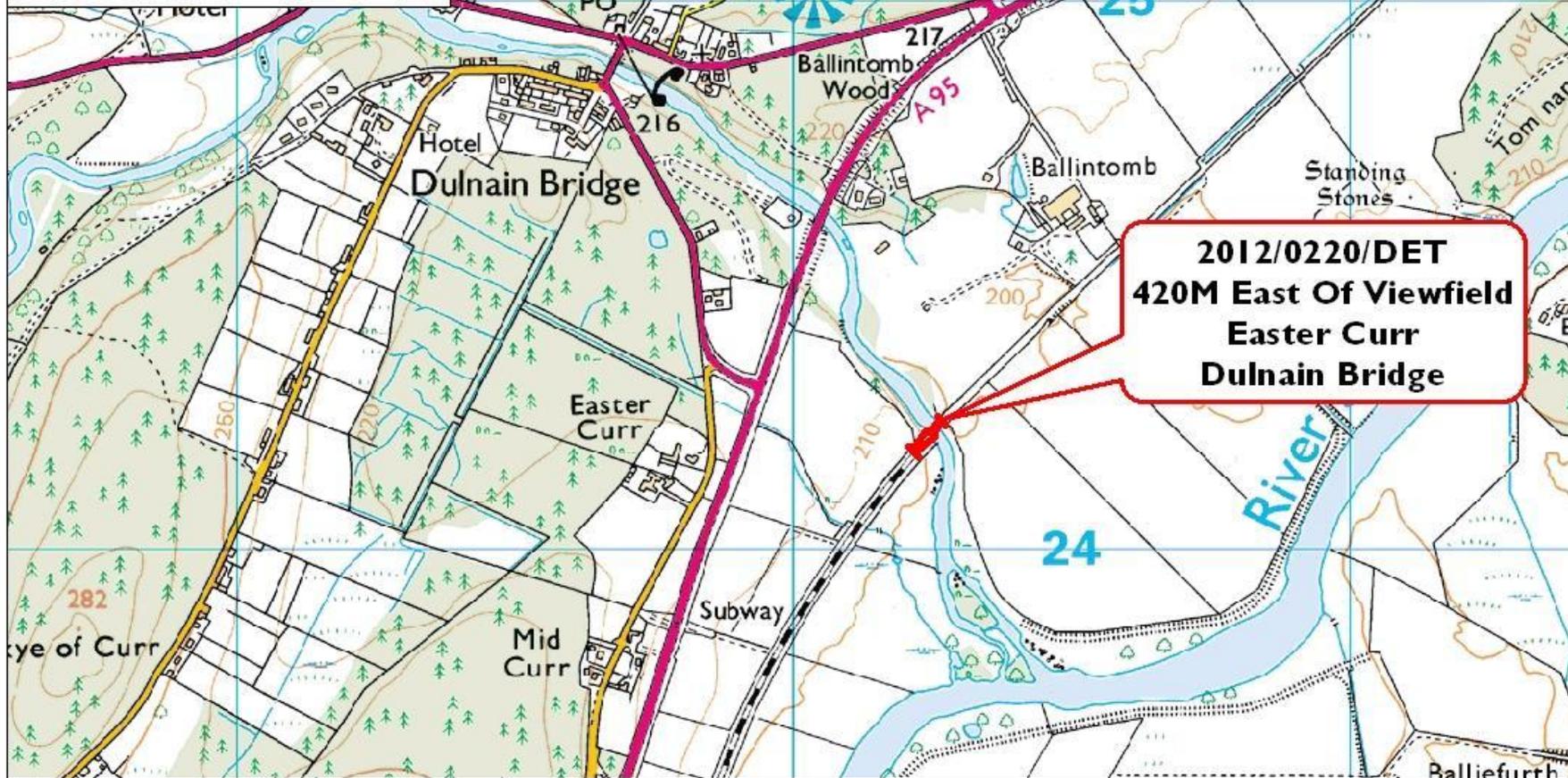
CNPA Planning Committee



Application Site

0 125 250 500

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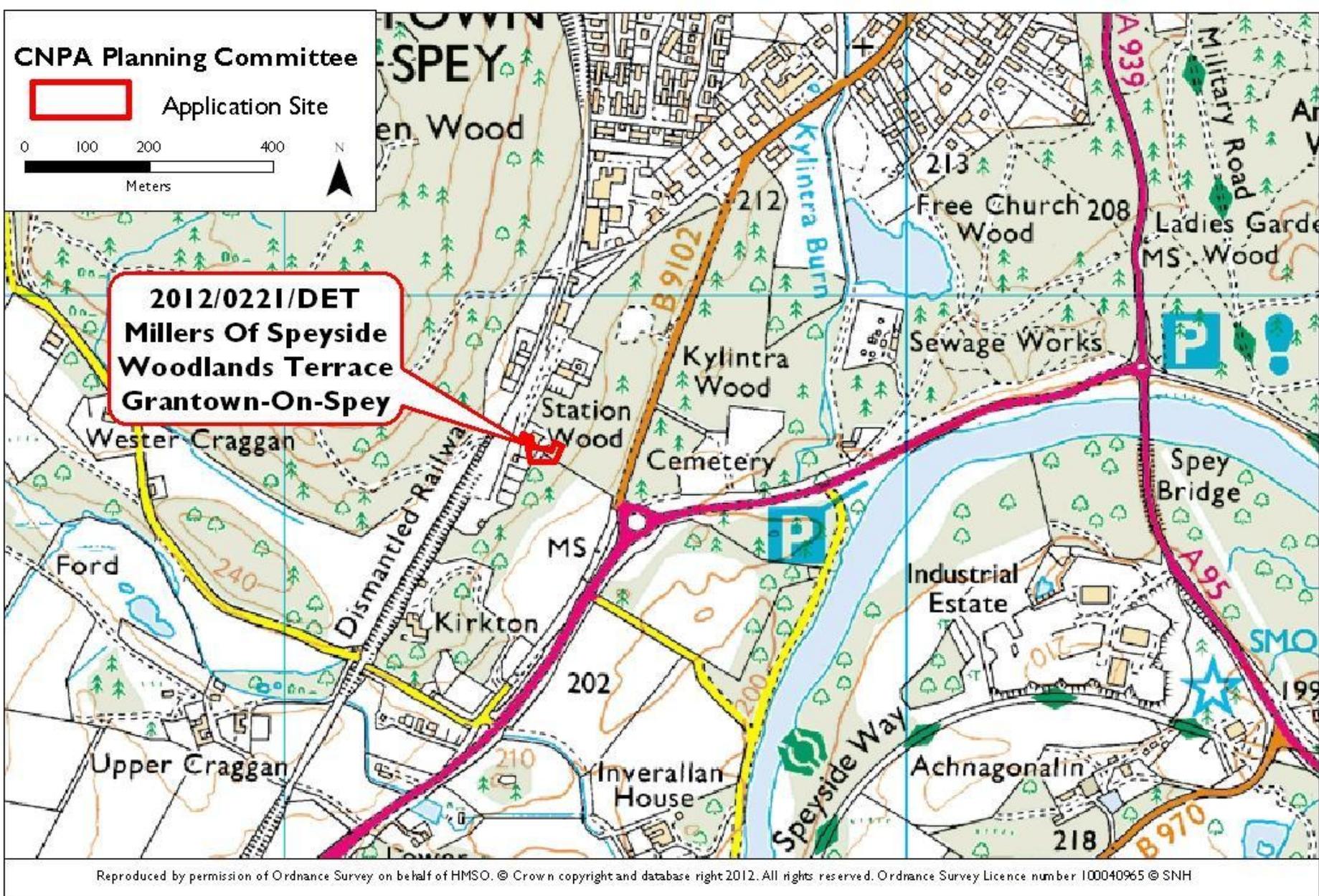
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Applicant(s) :

Mr David Fraser, Strathspey Charitable Trust

Proposal :

Extend the existing rail track for approx. 100 metres and erect an ex British Rail bridge over the River Dulnain

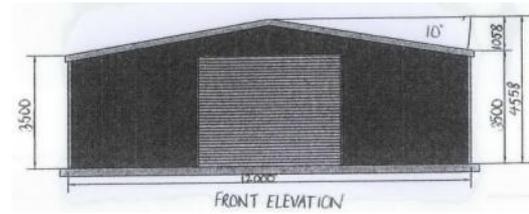
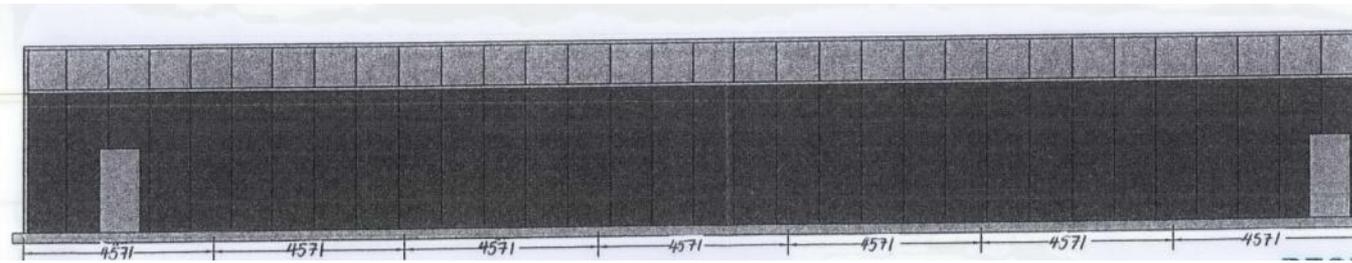


Applicant(s) :

Mr. Duncan Reid

Proposal :

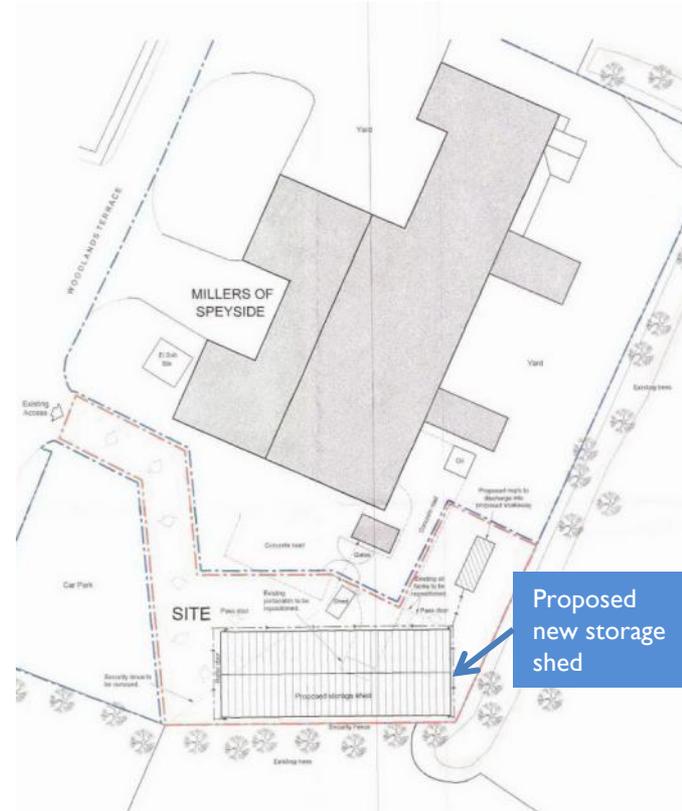
Proposed erection of storage shed



KEY POINTS :

- Planning permission is sought for the erection of a storage shed on land at Millers of Speyside in the Strathspey Industrial Estate in Grantown on Spey;
- The proposed building is a standard industrial design, with a low pitched roof, and extending to a ridge height of approximately 4.5 metres;
- One large entrance is proposed in the gable fronted elevation;
- The proposal for a storage shed within the existing industrial estate is consistent with development in the vicinity and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



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CNPA Planning Committee

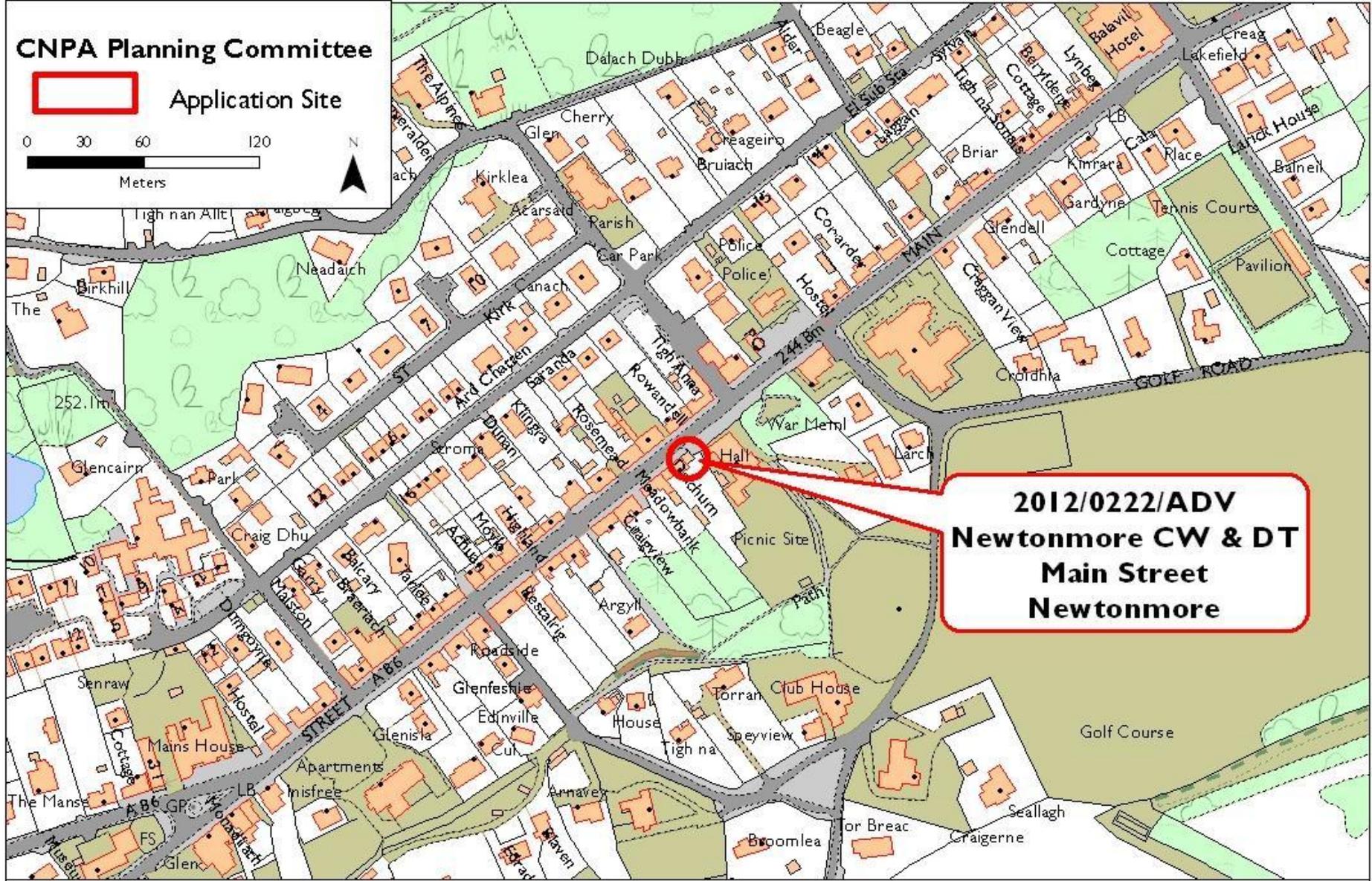


Application Site

0 30 60 120



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**2012/0222/ADV
Newtonmore CW & DT
Main Street
Newtonmore**

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Applicant(s) :

Mr. Colin MacPhail

Proposal :

Community Notice Board (Advertisement Consent)



KEY POINTS :

- Advertisement consent is sought for the erection of a community notice board on the wall of a property on the Main Street in Newtonmore;
- The notice board is proposed on the eastern elevation of the 'Wildcat Centre' and would be positioned adjacent to the existing Wildcat Centre sign (which would be slightly re-positioned in order to accommodate the new notice board);
- The proposed sign would be 0.9 metres high x 2.25 metres wide and would be constructed of plywood;
- The signage is proposed in a central position within the village, at a location which is already used for the provision of information. The proposal is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

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