

CAIRNGORMS NATIONAL PARK AUTHORITY

TITLE: **CONSULTATIONS ON HOUSE EXTENSION APPLICATIONS**

PREPARED BY: **NEIL STEWART, PLANNING OFFICER (DEVELOPMENT CONTROL)**

PURPOSE

At the Planning Committee of 24 October 2003, Members considered several planning applications for house extensions/alterations within the boundaries of the National Park. These applications had been notified to the Cairngorms National Park Authority and the officer's recommendations had been that, due to their type and nature, they did not raise any issues of general significance to the aims of the National Park. Some Members expressed concern that details showing the design and scale of the proposed extensions were not available. Although the applications were not called-in by the Committee, it was decided that consultations be sought on four of the applications, because of their more sensitive locations. The Committee requested that a report on these applications be forwarded to the Planning Committee on 7 November 2003.

RECOMMENDATIONS

- That the Committee approves, as the Cairngorms National Park Authority's consultation responses, the recommendations contained in the following report.

EXECUTIVE SUMMARY

The four planning applications referred to are for alterations/extensions to existing residential properties. All the sites are located outwith existing settlements in rural countryside areas. None of the proposals, due their type and nature, raise any issues of general significance to the aims of the National Park.

CONSULTATIONS ON HOUSE EXTENSION APPLICATIONS

Sun Room Extension at Old Boat House, Advie, Grantown-on-Spey (Ref: 03/047/CP)

1. This proposal is for the erection of a 5.5m by 6.3m sun room onto the north east end elevation of the existing house. From the drawings, the existing house shows some contemporary design features and the sun room extension, with its hipped roof, “cut-off” corners, and stone and slate finishes, does not cause any detrimental effects to the scale, character or appearance of the property. Although the house is located adjacent to a public road and in a countryside area, there are no constraints, and therefore there are no issues of significance to the aims of the National Park.
2. It is worthy to note that we have been informed that The Highland Council have issued a planning permission for this development.

Recommendation: That the Committee raises no objections to the proposal.

Alterations and Extension at Craigview, Cluniebank Road, Braemar (Ref: 03/062/CP)

3. This traditional single storey cottage is located on the west side of the road to the Braemar Golf Course but outwith the settlement envelope, and therefore the Conservation Area, of Braemar. It does, however, lie within a National Scenic Area. There are two other properties, to the rear and side. The cottage has stone walls, and a corrugated iron roof. There is also an extension to the rear, which is to be removed, and a traditional timber clad porch to the front roadside elevation.
4. The proposal is to remove the existing roof structure and replace it with a new slate roof of the same pitch but incorporating canted dormer windows to the front and rear. The existing front porch is to be demolished and replaced with a 2 storey pitched roof addition (timber clad) which will accommodate a porch on the ground floor and a small bathroom in the attic floor. In addition there is to be a new pitched roof extension to the rear which will accommodate a dining/kitchen area on the ground floor and a study in the attic floor.
5. Whilst it could be argued that the proposal will alter the simple character of this property, which is typical of many in the area, the works, due to their type, scale and nature do not raise any issues of general significance to the broad aims of the National Park.

Recommendation: That the Committee raises no objections to the proposal.

Extension to Dwellinghouse at Braehead Cottage, Tullich, Ballater (Ref: 03/063/CP)

6. This house is located immediately adjacent to the A93 North Deeside Road on the eastern approach to Ballater. It is a traditionally scaled and proportioned property with finishes of slate and stone. There are two dormer windows to the front elevation facing the road and a lean-to addition, finished with drydash, to the rear elevation.

The proposal is to extend to accommodate a garden room, an additional bedroom and further bathroom and utility facilities. The garden room is to be formed by a hipped roof extension to the west gable and the other accommodation is within a new build area to the rear which adjoins the existing lean-to extension.

7. The proposal is in scale with the existing building and the design respects the overall traditional character of the house, and in particular, the public elevations to the south and west. There are no constraints on the site and the proposal raises no issues of significance to the aims of the National Park.

Recommendation: That the Committee raises no objections to the proposal.

Extensions to Dwellinghouse at Tullich, Glenlivet, Ballindalloch, Banffshire (Ref: 03/064/CP)

8. This property is a traditional 2 storey (attic) dwellinghouse located in a countryside location to the south east of Tomnavoulin. The site is positioned within a wider Area of Great Landscape Value as defined in the Moray Local Plan. There is a former mill and steading sited adjacent to the house. This building has been converted to house under a planning application approval in 1999.
9. The proposal is to extend the house by adding three elements. There is a hipped roof porch extension to the front (south-west) elevation, a hipped roof summer room addition to the south-east gable, and a small pitched roof dormer extension to increase bathroom facilities on the rear (north-east elevation). The finishes are to be stone and salvaged slates to match the existing house, and stained vertical timber cladding. Removal of an existing lean-to extension to the rear and the formation of two new windows, are also proposed. The proposals are very much in keeping with this traditional property in the countryside. They do not raise any issues of significance in terms of the Area of Great Landscape Value designation, or the aims of the National Park.

Recommendation: That the Committee raises no objections to the proposal.

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