

# Disclaimer

For the purposes of this presentation, some of the application plans may have been cropped to enable a clearer display of detailed areas of the proposed development.

Further information regarding planning applications, including the original plans, can be viewed at:

Aberdeenshire Council: [www.aberdeenshire.gov.uk/planning/apps](http://www.aberdeenshire.gov.uk/planning/apps)

Angus Council: [http://planning.angus.gov.uk/PublicAccess/tdc/tdc\\_home.aspx](http://planning.angus.gov.uk/PublicAccess/tdc/tdc_home.aspx)

Highland Council: <http://wam.highland.gov.uk/wam/>

Moray Council: <http://public.moray.gov.uk/eplanning/search.do?action=simple>

Perth & Kinross Council: [http://193.63.61.22/publicaccess/tdc/DcApplication/application\\_searchform.aspx](http://193.63.61.22/publicaccess/tdc/DcApplication/application_searchform.aspx)

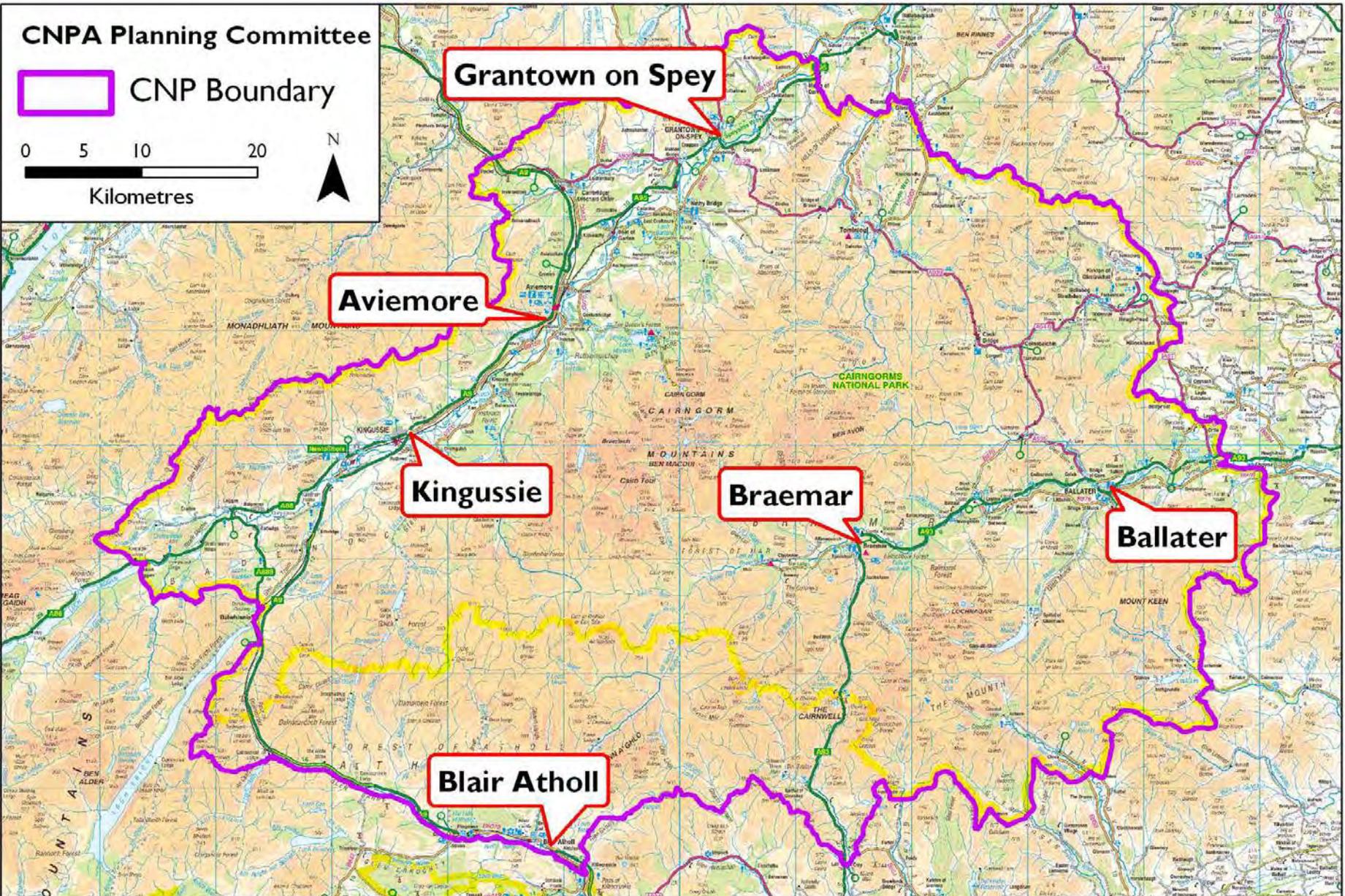
**Website links in this presenter are for your convenience to provide further information. These websites are not under the control of the CNPA and we are not responsible for the contents or availability of any other websites to which we provide a link.**

**CNPA Planning Committee**

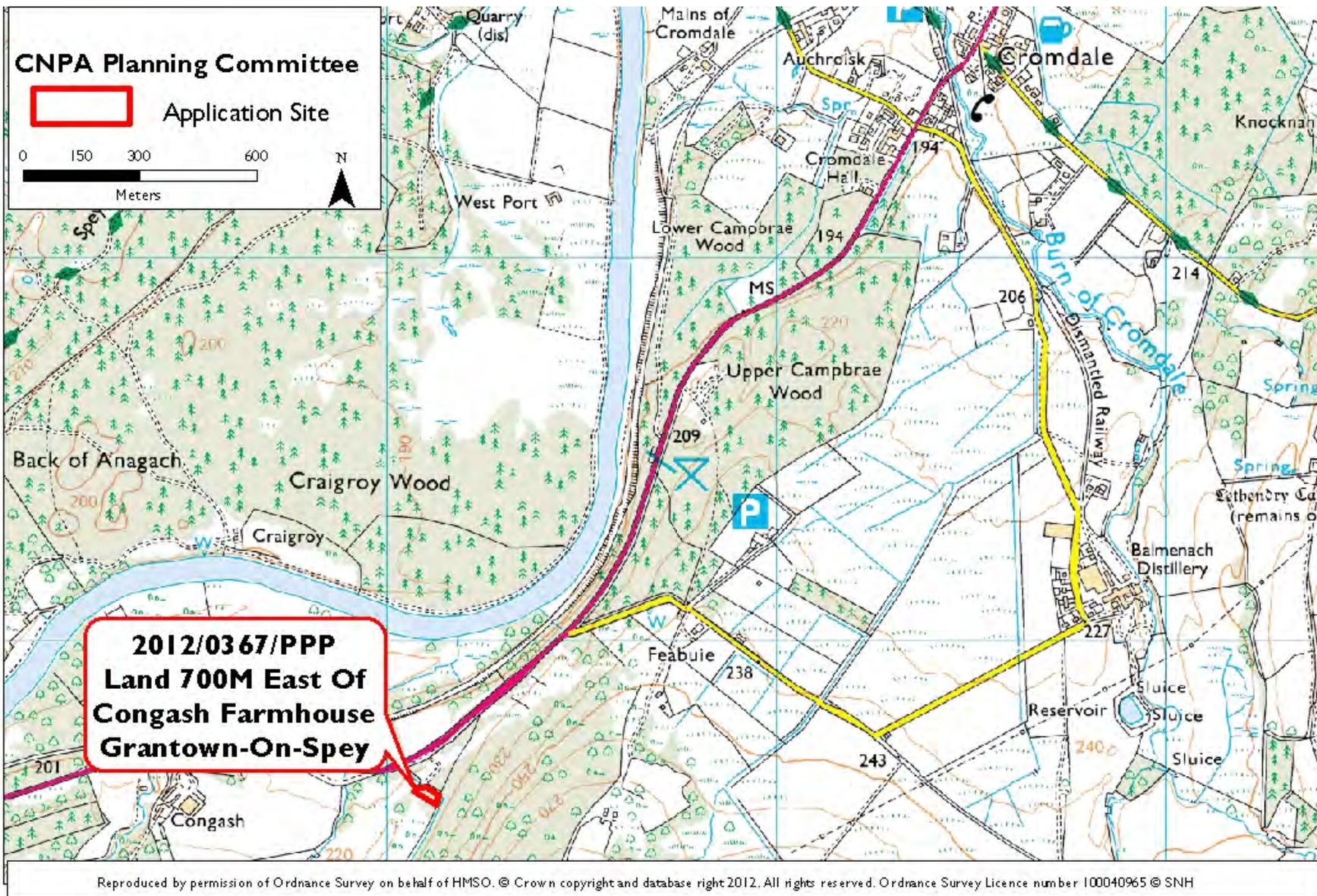
 **CNP Boundary**

0 5 10 20

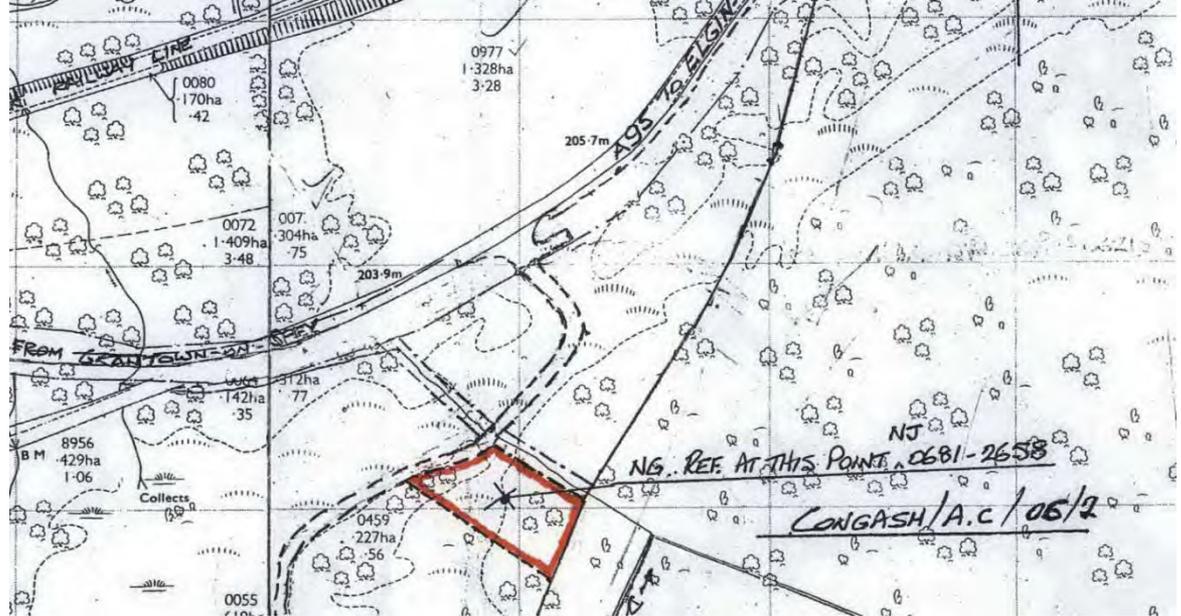
Kilometres



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**Applicant(s) : Mr Allen Bruce Calder**  
**Proposal : Erection of house**



To Grantown



## KEY POINTS

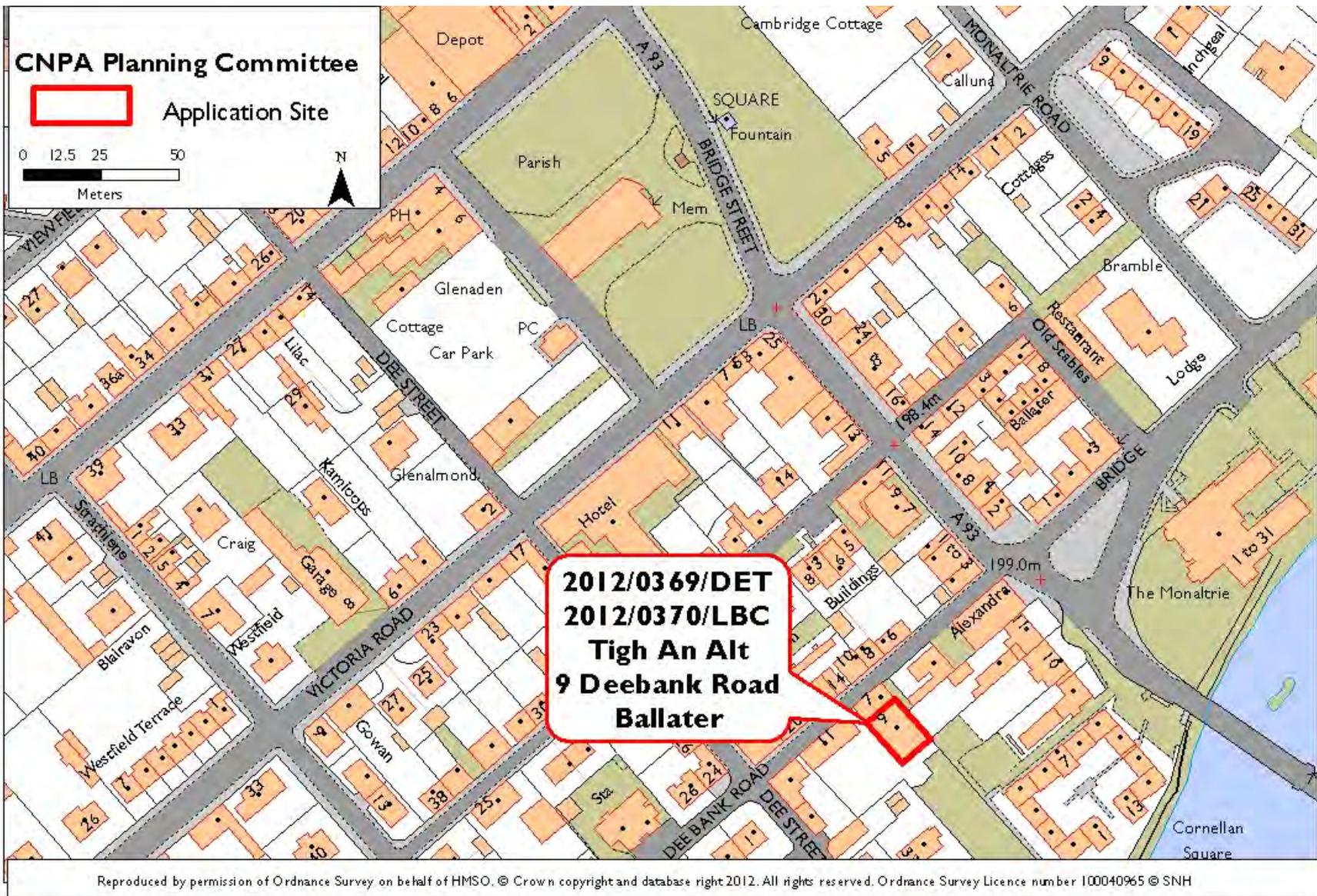
- This application seeks planning in principle permission to erect a new house
- The application is described as a renewal of a consent granted following the original application being referred to Ministers by Highland Council in 2007 as a result of trunk roads comments (references 06/00290/OUTBS)
- The site is located to the south of the A95 Grantown to Keith road, at Congash.
- The site is a greenfield site located on land designated as ancient woodland, and uses an existing access onto the trunk road.
- It is not clear from the submission whether any particular case is being made for the new house.
- This proposal for a single house in the countryside that has had a previous permission. The proposal does not, in itself, raise issues of significance to the collective aims of the National Park.

## RECOMMENDATION : NO CALL IN

**RECOMMENDED COMMENTS:** The CNPA suggests that full consideration be paid to any ensuring that, in the event of the application being supported, there is minimal disturbance to existing trees and vegetation (with full consideration taken of any impacts arising out of any requirements for formation of visibility splays) and that the opportunity is taken to maximise biodiversity and landscaping of the site to ensure any new development sits well in the landscape. Also to ensure that the principle of a new house on this site complies fully with the requirements of Local Plan policy 22 for housing outside settlements.

[View Planning Application](#)

- 2012/0368/DET was withdrawn by the applicant prior to the E Call In



**Applicant(s): Mrs J Hobsley**  
**Proposal: Alterations and Extension to Dwellinghouse (Porch)**



SOUTH ELEVATION



WEST ELEVATION

Existing elevations

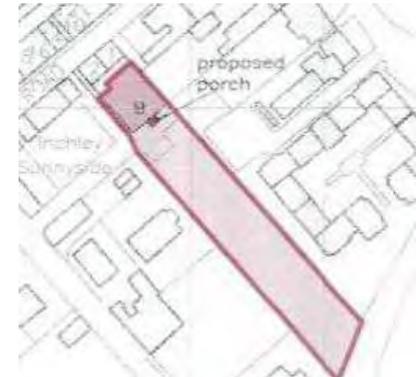


SOUTH ELEVATION



WEST ELEVATION

Proposed Elevations



## KEY POINTS

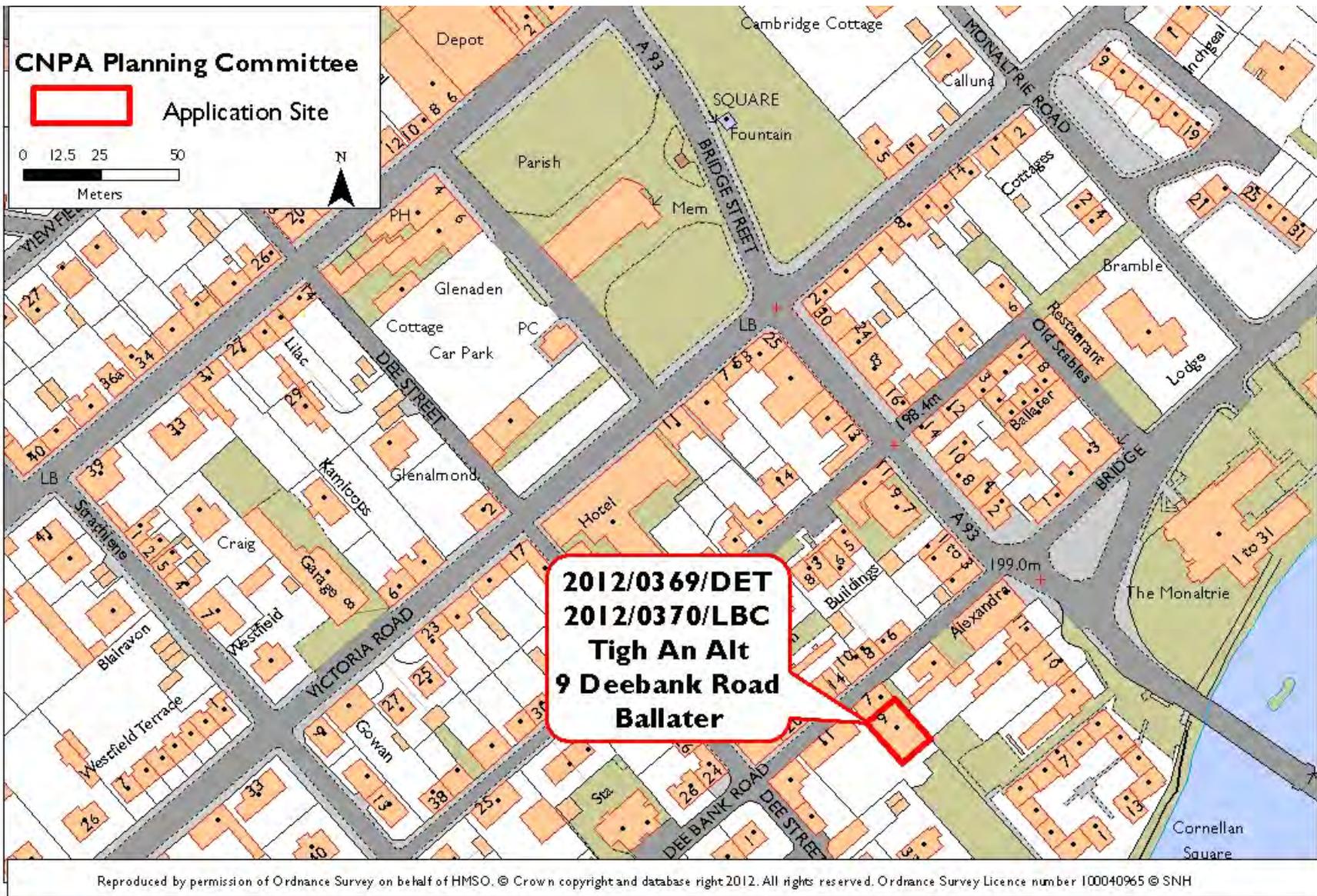
- Full planning permission is sought for a new porch on a “B” Listed building of architectural and historic importance. ( The accompanying listed building consent application is the next item on the presentation)
- The site is located at Deebank Road within Ballater Conservation Area.
- The new porch is of pitched roof design with timber windows, slate roof and timber linings.
- This porch will replace the existing “Doric” porch which is specifically mentioned in the listing description.
- This application is of a minor domestic nature and is not considered to raise issues of significance to the collective aims of the National Park.

## RECOMMENDATION : NO CALL IN

**RECOMMENDED COMMENTS:** The CNPA recommend that detailed consideration be given to the case for the acceptability of replacing the existing porch, which is specifically mentioned in the detailed description of this category B listed building and described as a good example of a little altered Victorian classical house

[View Planning Application](#)

[View Planning Application](#)



**Applicant(s) :** Mrs J Hobsley  
**Proposal :** Alterations and Extension to Dwellinghouse (Porch)



SOUTH ELEVATION



WEST ELEVATION

Existing elevations

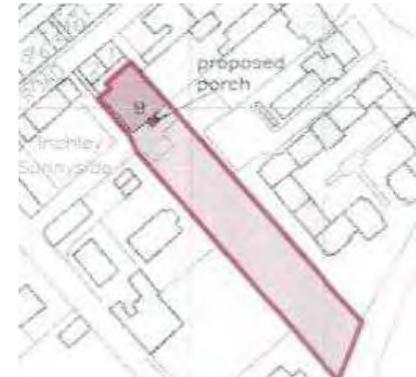


SOUTH ELEVATION



WEST ELEVATION

Proposed Elevations



### KEY POINTS

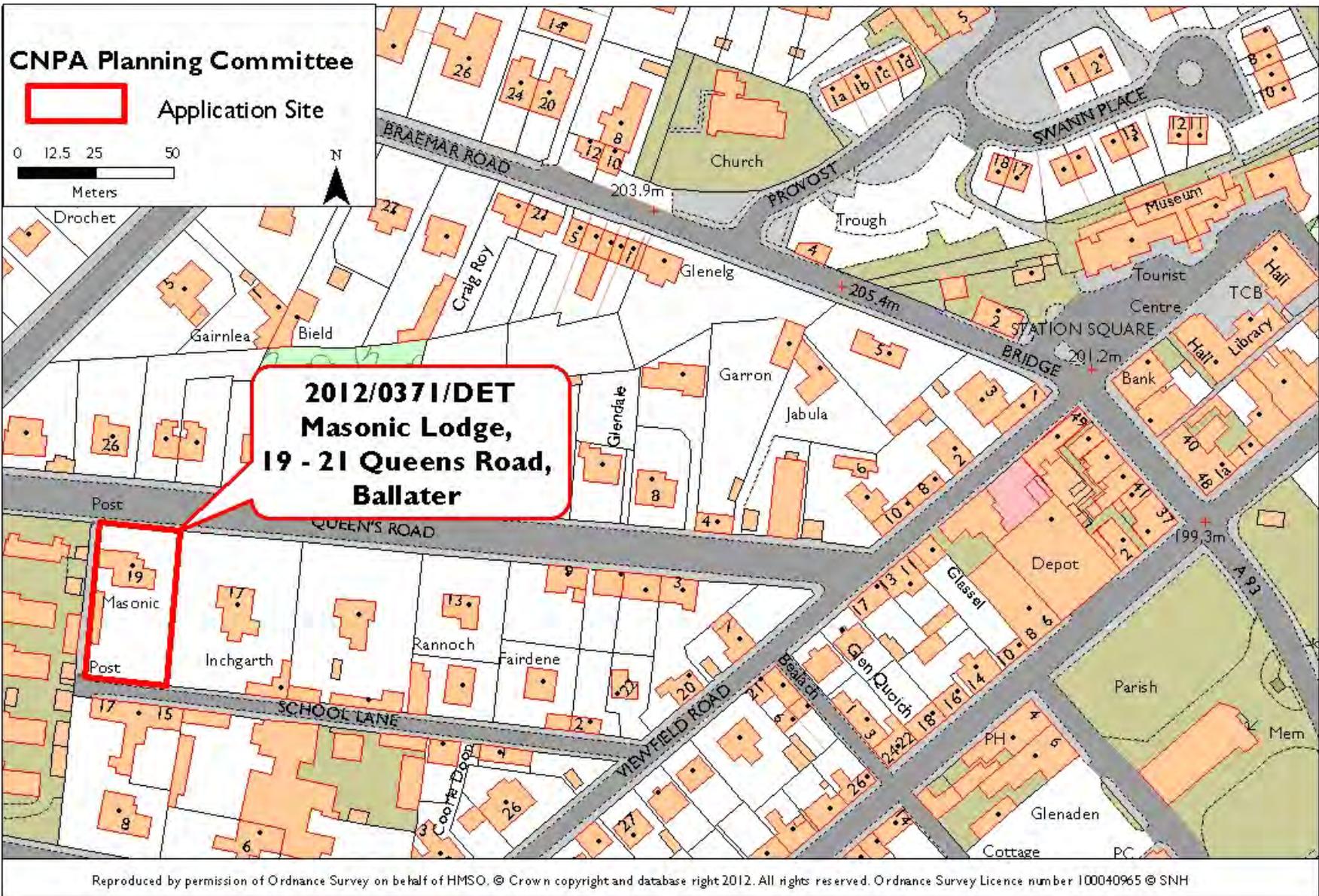
- Listed Building Consent is sought for a new porch on a “B” Listed building of architectural and historic importance. ( The accompanying planning application is the previous item on the presentation)
- The site is located at Deebank Road within Ballater Conservation Area.
- The new porch is of pitched roof design with timber windows, slate roof and timber linings.
- This porch will replace the existing “Doric” porch which is specifically mentioned in the listing description.
- This application is of a minor domestic nature and is not considered to raise issues of significance to the collective aims of the National Park.

### RECOMMENDATION : NO CALL IN

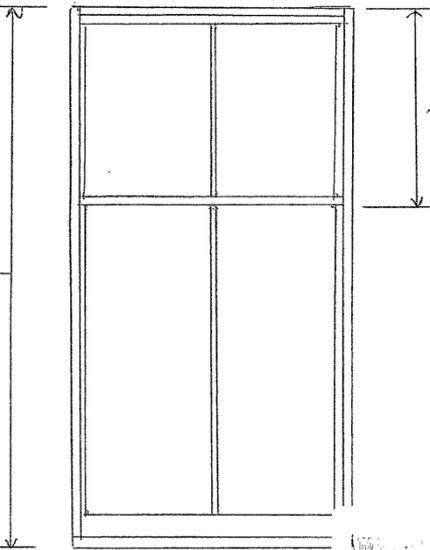
**RECOMMENDED COMMENTS:** The CNPA recommend that detailed consideration be given to the case for the acceptability of replacing the existing porch which is specifically mentioned in the detailed description of this category B listed building described as a good example of a little altered Victorian classical house

[View Planning Application](#)

[View Planning Application](#)



**Applicant(s) : Masonic Lodge**  
**Proposal : Replacement Windows**



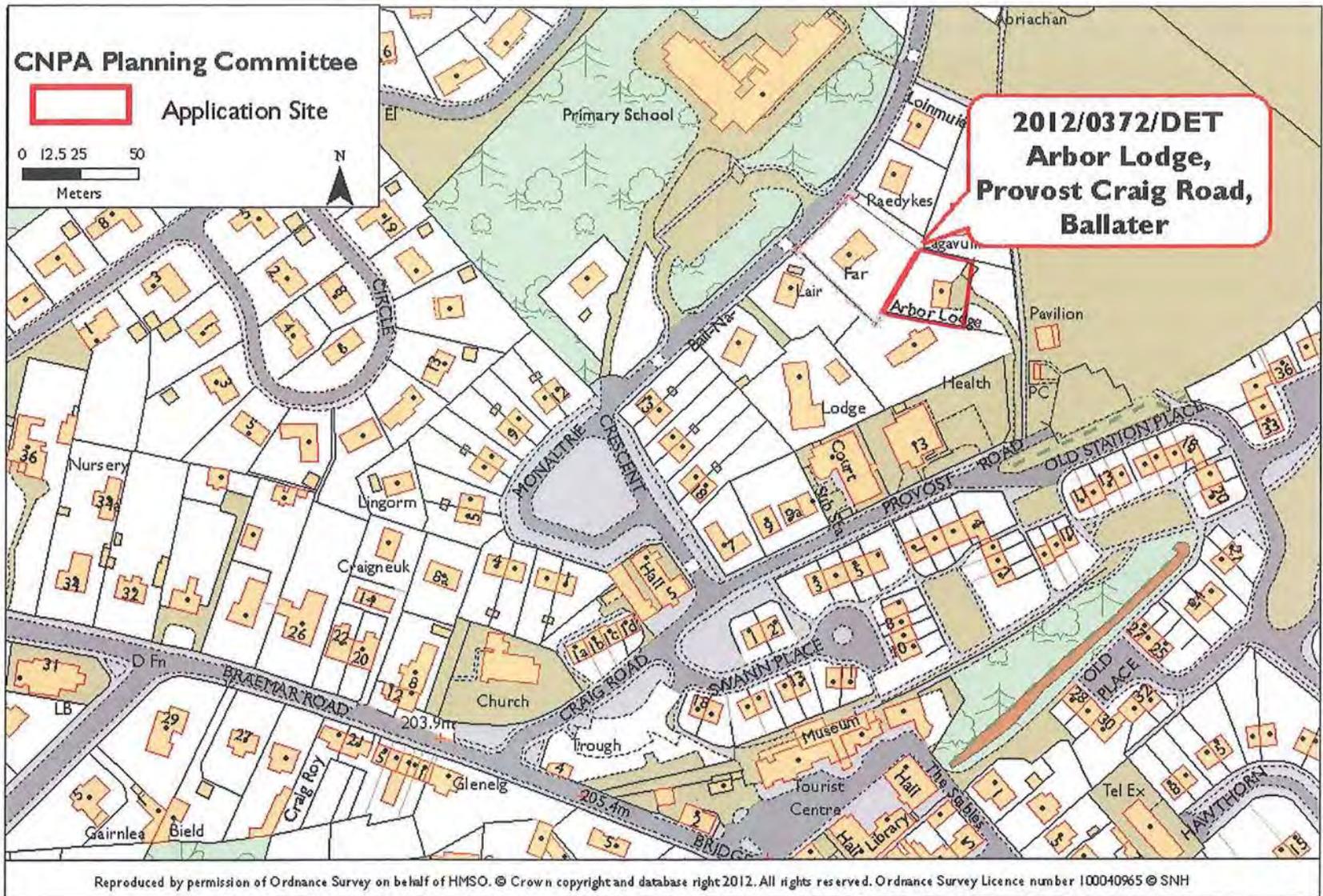
Proposed  
windows

### KEY POINTS

- Full planning permission is sought for the replacement of existing windows
- The Masonic Lodge is a category C listed building located within Ballater Conservation Area at Queens Road.
- An application for listed building consent was submitted previously to Aberdeenshire Council.
- The proposed windows are white painted timber sash and case type of proportions to match existing.
- This proposal for replacement windows is not considered to raise issues of general significance to the collective aims of the National Park.

**RECOMMENDATION : NO CALL IN**

[View Planning Application](#)



**Applicant(s) : Mr P Henderson**

**Proposal : Alterations and Extension to Dwellinghouse**

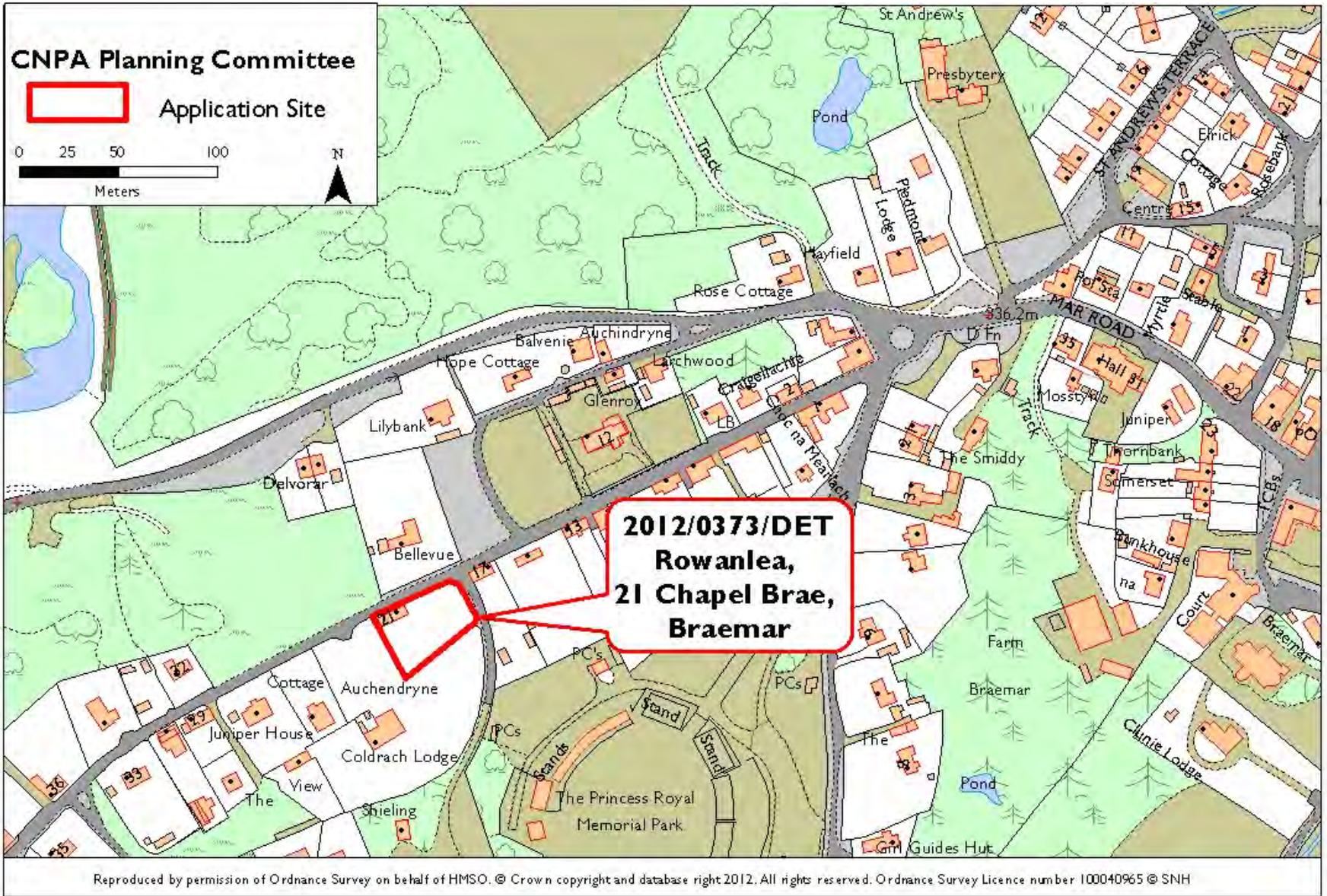


## KEY POINTS

- Full planning permission is sought for an extension to the rear of an existing timber, rectangular shaped house within Ballater.
- The proposed L shaped extension is of pitched roof construction linked to the main house. Proposed finishes will match the main house – tile and wood.
- The site lies within a site designated as an ancient woodland and a previous application to sub divide feu and erect a new house was refused by Aberdeenshire Council in 2010 on land to the front (west) of this house due to concerns regarding amenity and loss of trees.
- This current proposal, which is of a minor domestic nature, is not considered to raise issues of significance to the collective aims of the National Park.

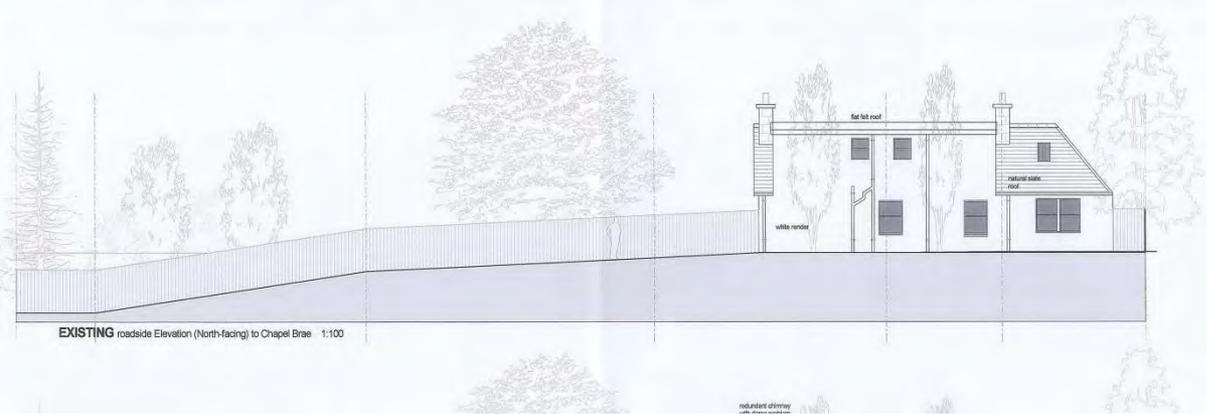
## RECOMMENDATION : NO CALL IN

**RECOMMENDED COMMENTS:** The CNPA recommend that all measures be taken to minimise disturbance to any trees or habitats on site.

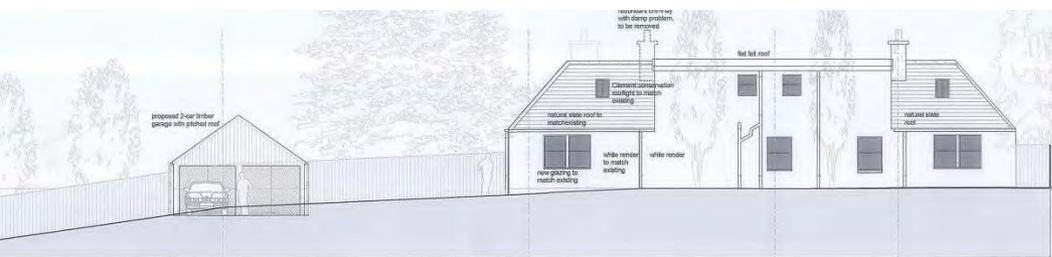


**Applicant(s) : Ms Rosy Wood**

**Proposal : Alterations and Extension to Dwellinghouse and Erection of Detached Garage**



Existing Elevations



Proposed Elevations

**KEY POINTS**

- Full planning permission is sought to extend an existing detached house at Chapel Brae, Braemar, within the Conservation Area.
- A new detached garage is also proposed, finished with sheeting roof and timber walls
- Extension finishes will match existing (slate roof and white render) with sections submitted to show how the development will sit on the site
- This proposal of a minor domestic nature and is not considered to raise issues of significance to the collective aims of the National Park.



**RECOMMENDATION : NO CALL IN**

**RECOMMENDED COMMENTS:** The CNPA recommend that appropriate measures be taken to minimise and mitigate any impacts upon any existing trees on site. Also that care be taken regarding the detailing of the roof finish of the garage to ensure it fits in well in the Conservation Area.

[View Planning Application](#)