

Applicant(s) : Mr. Ian Grant
Proposal : Erection of house with integral garage



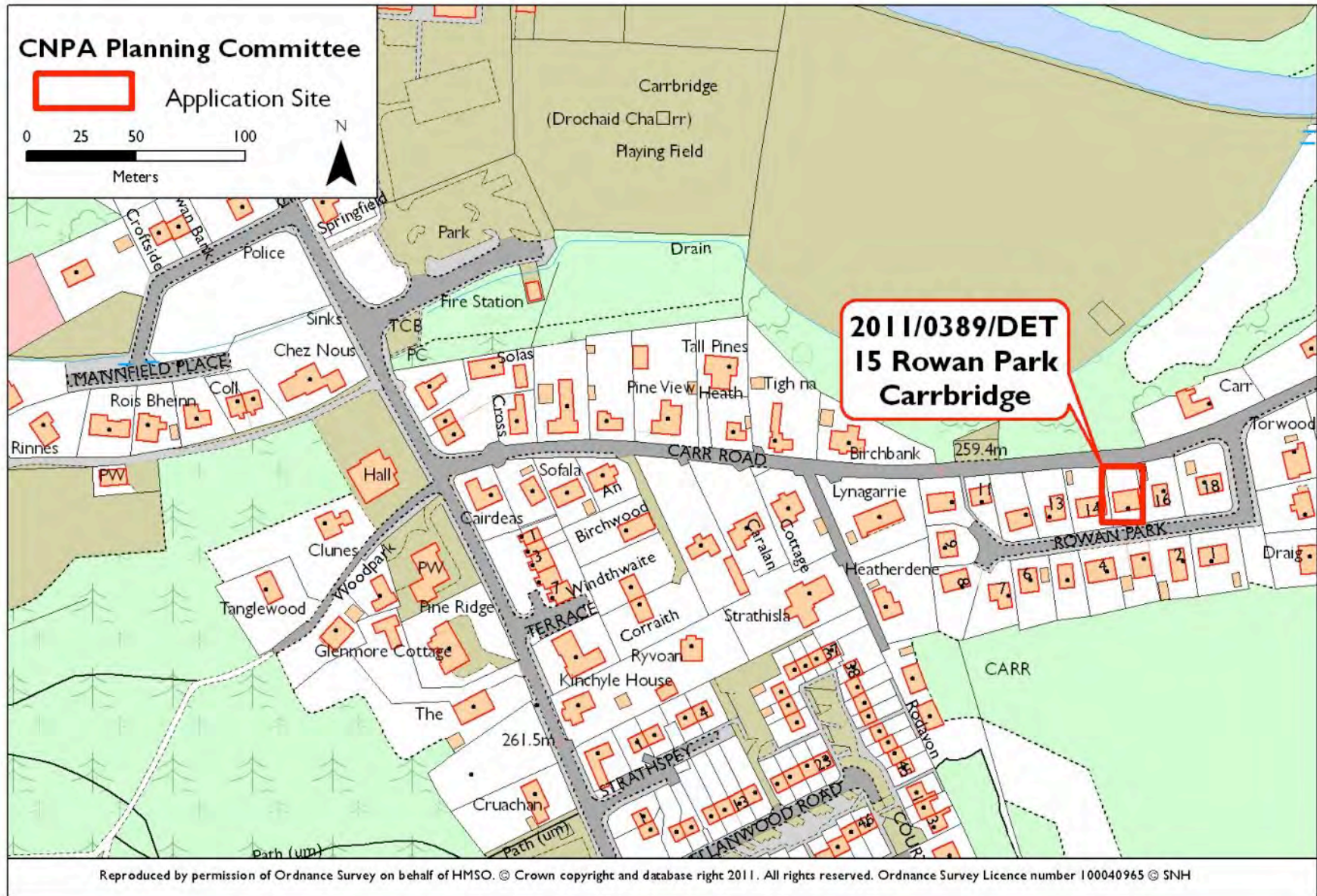
KEY POINTS :

- Planning permission is sought for the erection of a dwelling house with an integral garage;
- Highland Council previously granted planning permission for a dwelling house on this and the adjacent site, which lie at the southern end of Balmenach. A dwelling house has been constructed on the adjacent site; and some preparatory work has commenced on the subject site;
- The proposed dwelling is a one and three quarter storey design, with an integrated garage. The design includes two prominent projecting gable features in the front elevation, which are proposed to be stone clad. A harled finish is proposed on the remainder of the building, with tiles proposed on the roof;
- The principle of planning permission has already been established at this site and a proposal for a single house in this location is not considered to raise issues of significance to the aims of the National Park.

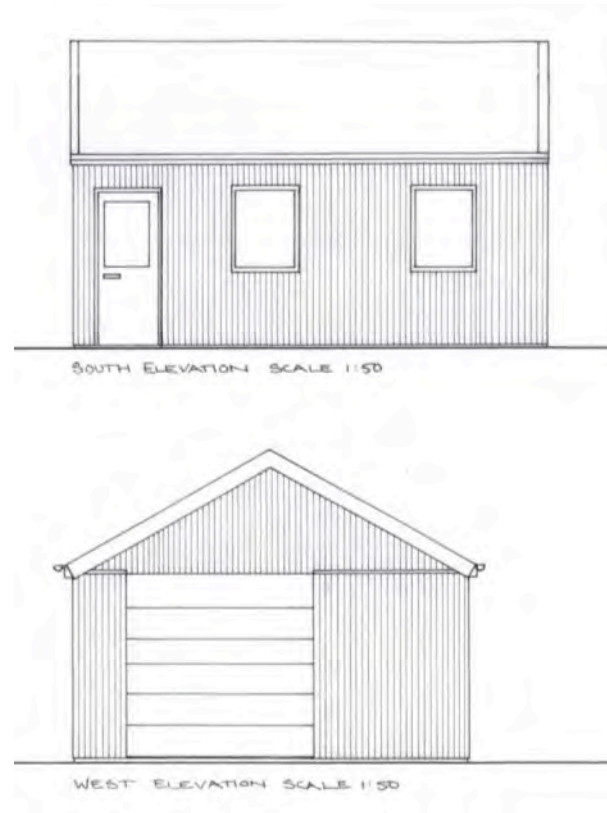
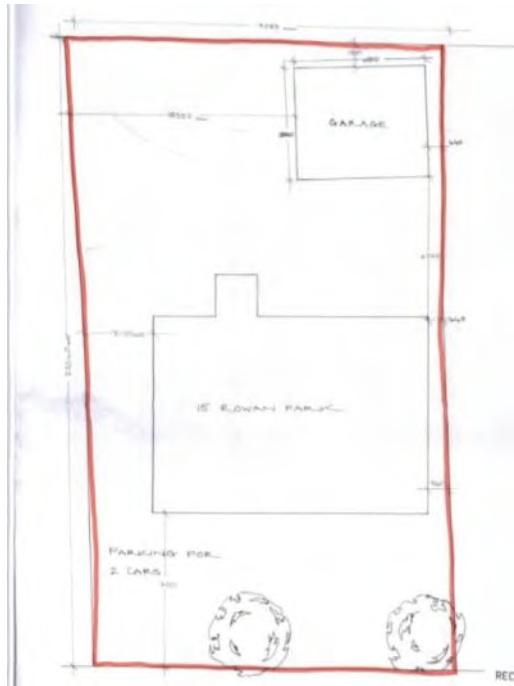
RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : Having regard to CNP Local Plan policies, including Policy 6 – Landscape and Policy 16 – Design Standards for Development, and the CNP’s Sustainable Design Guide, it is suggested that significant revisions should be made to the design, to introduce a design which is more appropriate to its setting and reflects the scale, proportions and traditional features of other properties in the vicinity.

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Applicant(s) : Mr. John Armstrong
 Proposal : Erection of new garage (retrospective)



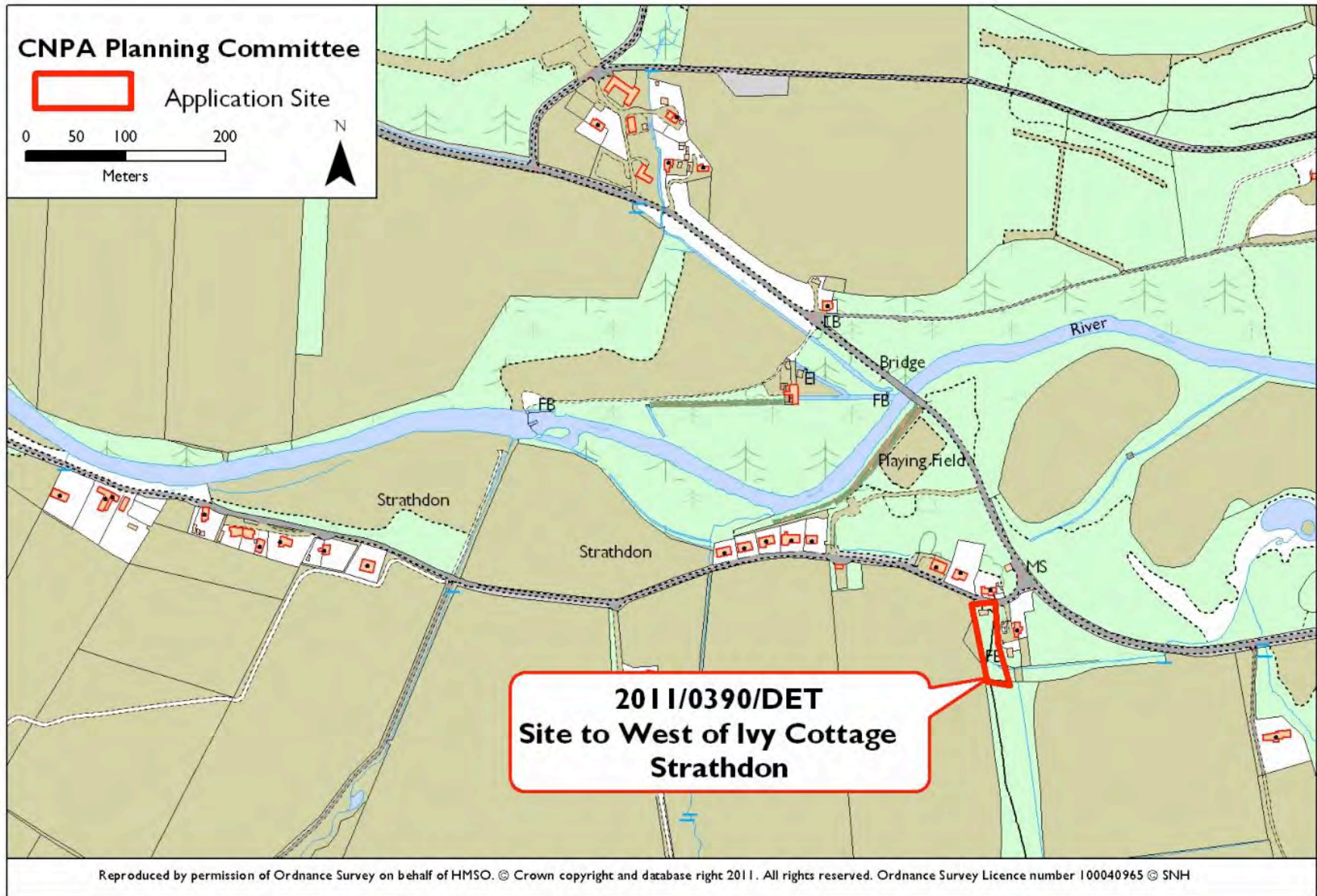
KEY POINTS :

- Planning permission is being sought retrospectively for the erection of a domestic garage;
- The garage is located in the rear garden of a residential property;
- There are a number of similar structures at other properties in the vicinity;
- The external walls of the garage are timber clad;
- The development is of a minor domestic nature, within a residential setting and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : The CNPA wish to express disappointment at the retrospective nature of this planning application.

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Applicant(s) : RG and CE Armstrong
Proposal : Erection of dwellinghouse and garage



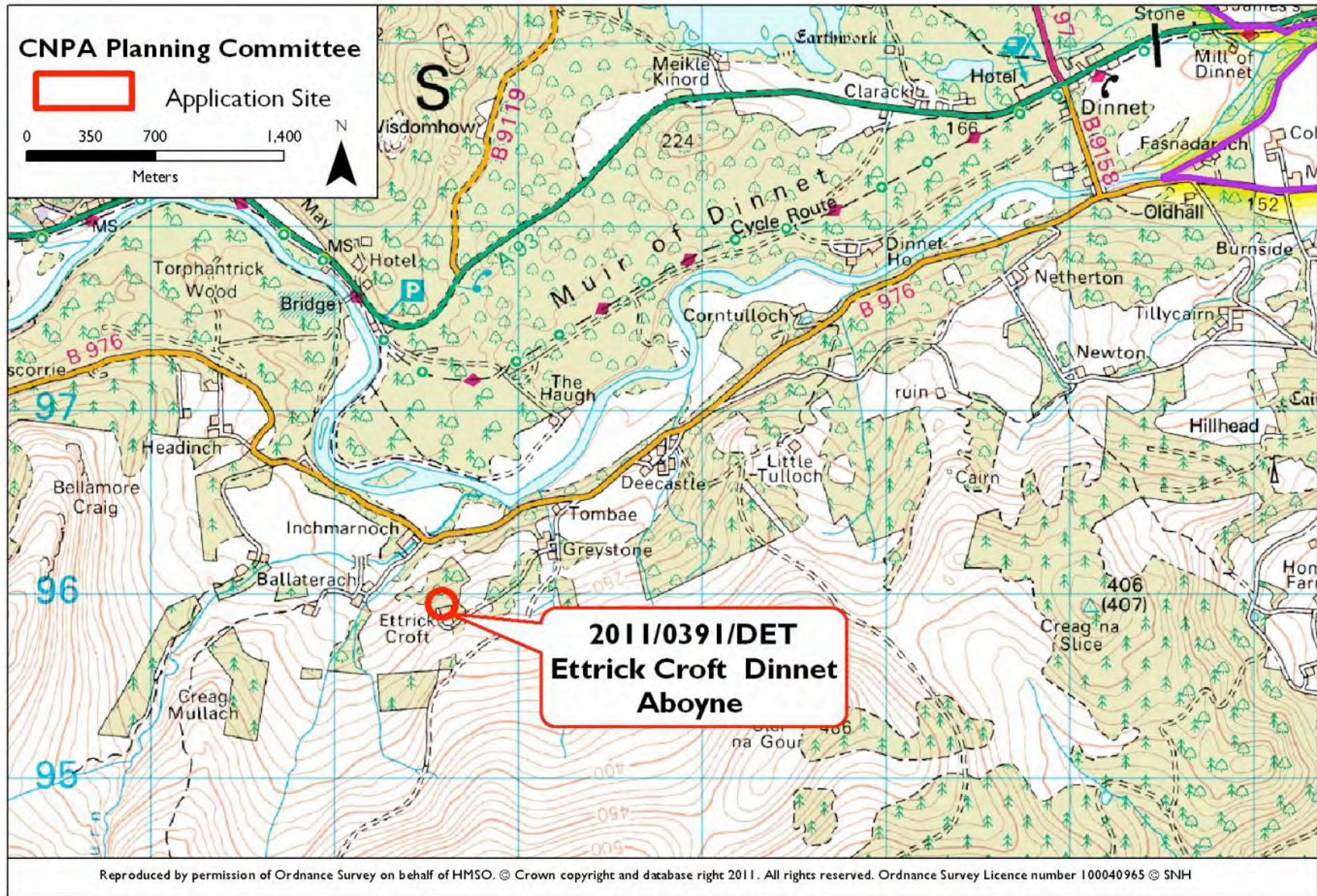
KEY POINTS :

- Planning permission in principle is sought for the erection of a dwellinghouse and garage (please note the preliminary call in report issued on 2nd December 2011 incorrectly referred to the application type as 'Detailed Planning Permission');
- The proposed site is at Waterside, Strathdon, on the eastern side of a large, level field. The site is adjacent to an existing dwelling house and outhouses (Ivy Cottage). There are also residential properties and a medical centre on the opposite side of the road;
- The proposal for a single dwellinghouse, adjacent to a group of rural properties, is not considered to raise issues of significance to the aims of the National Park.

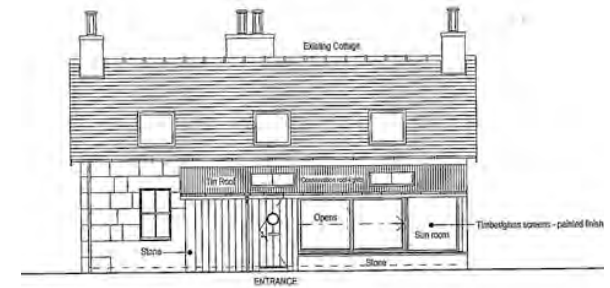
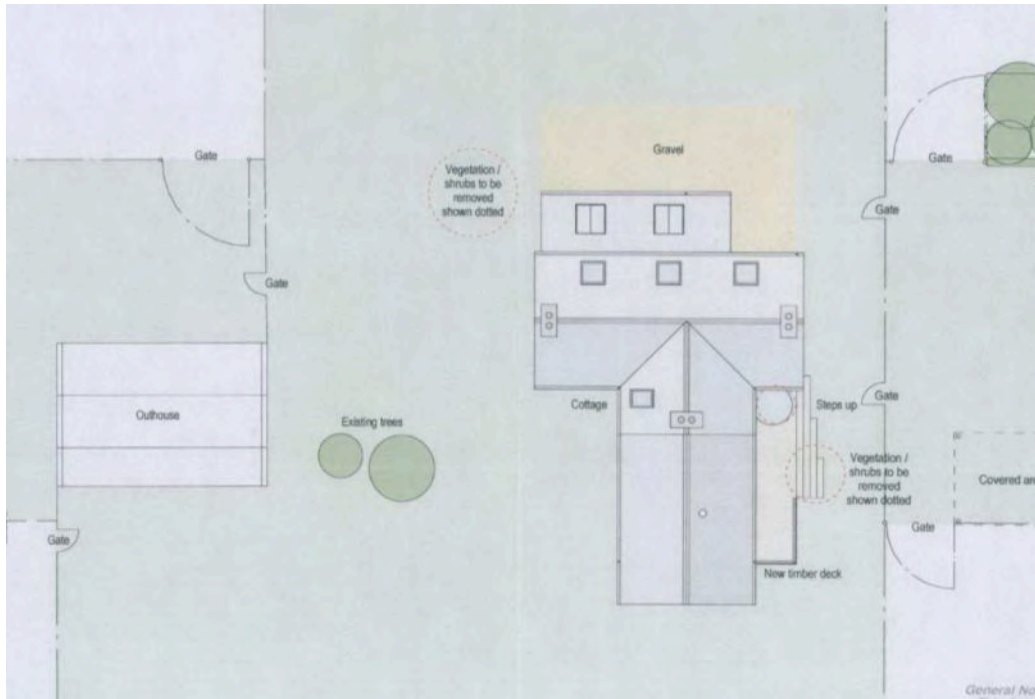
RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : In the event of consideration being given to the granting of planning permission, the Planning Authority should satisfy itself that the proposal accords with Policy 21 (Housing Development in Rural Groups) and CNP's Supplementary Planning Guidance on 'Housing Development in Rural Building Groups.'

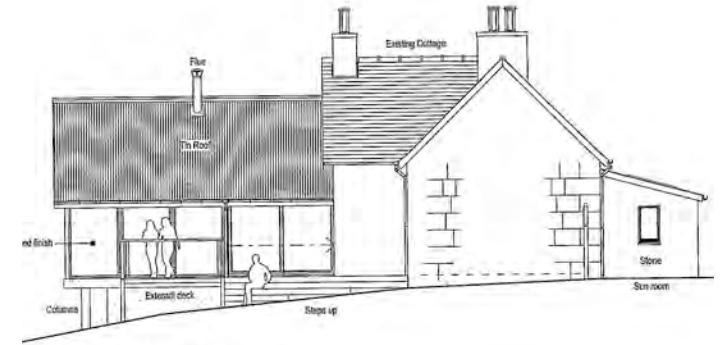
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Applicant(s) : Mr. Ian Williamson
 Proposal : Change of use of land, alterations and extension to dwellinghouse and erection of boundary fence



ELEVATION SCALE 1:100



WEST ELEVATION SCALE 1:100

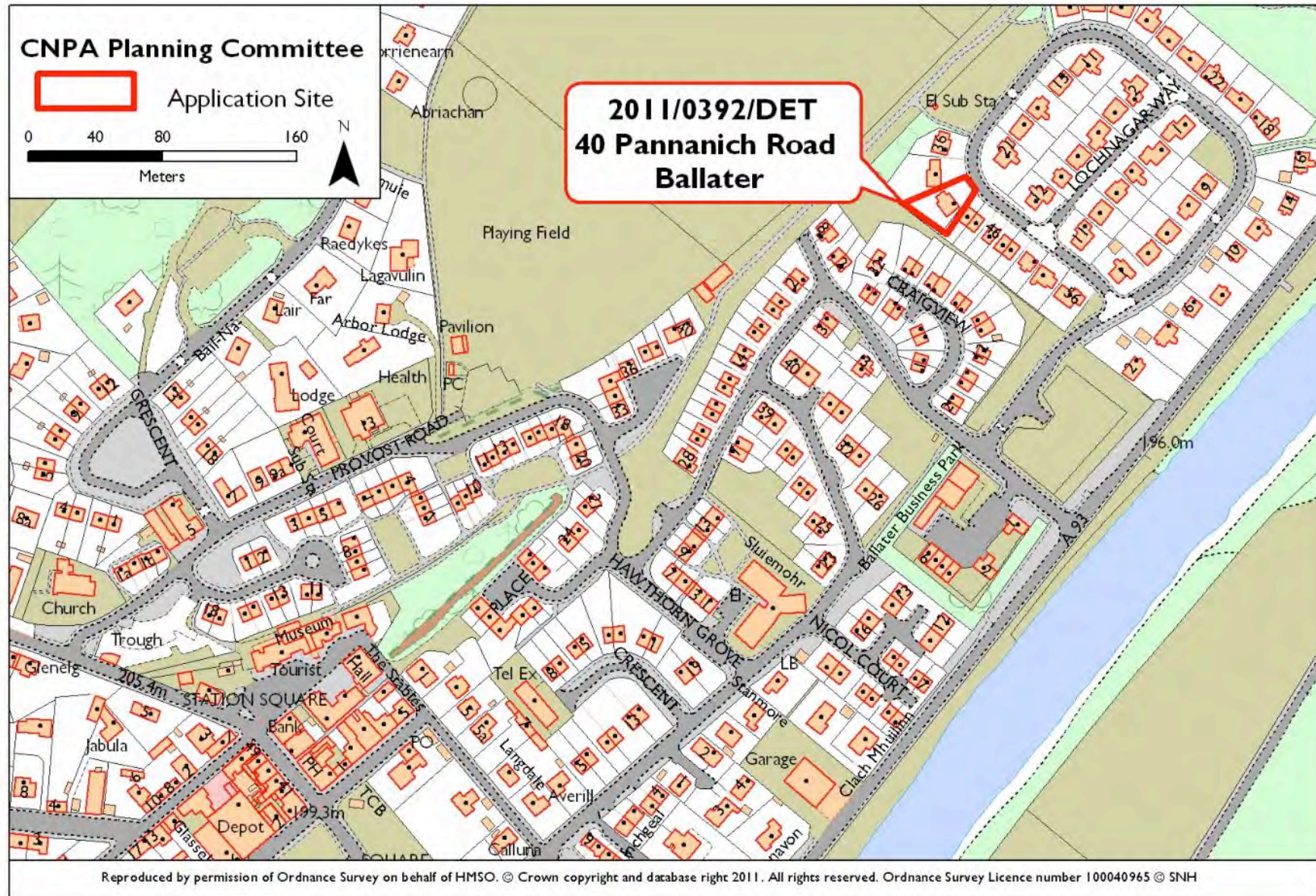
KEY POINTS :

- The subject site is located at the end of a private track, to the north west of Dinnet;
- Permission is sought for extensions to the dwelling house, including a lean to type entrance / sunroom at the front of the property and a larger pitched roof extension to the rear. Due to the change in ground levels to the rear of the property, the extension would be partially raised above ground level, and supported by columns;
- The existing garden area is small and encircles the traditional one and a half storey cottage. Permission is sought to change the use of a larger area of land surrounding the property in order to create an enlarged garden;
- The proposed development is of a domestic nature and is not considered to raise issues of significance to the aims of the National Park.

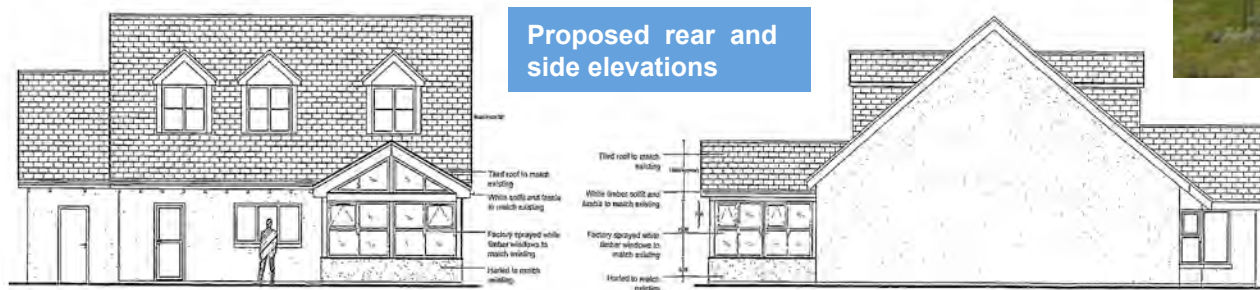
RECOMMENDATION : NO CALL IN

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Applicant(s) : Mr. and Mrs. Franklin
 Proposal : Alterations and extension to dwellinghouse

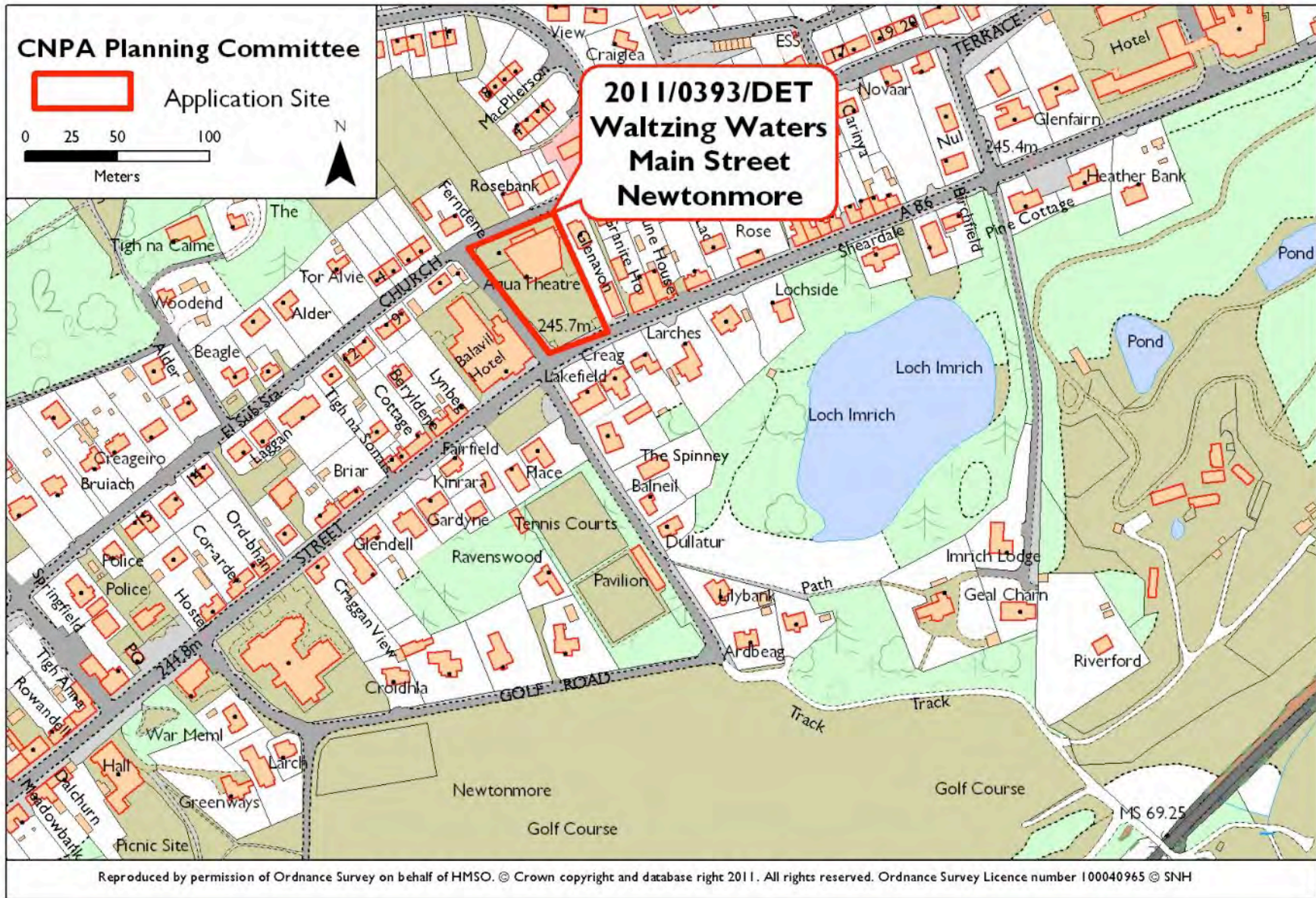


KEY POINTS :

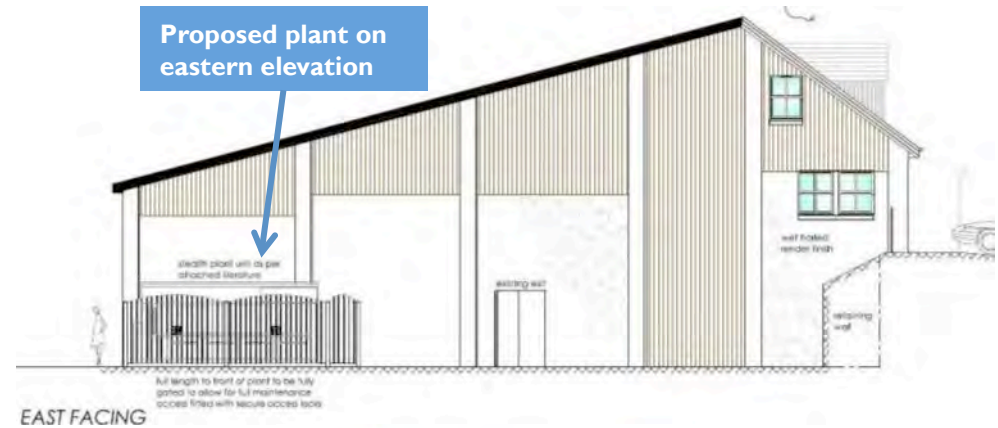
- Planning permission is sought for alterations and an extension to an existing one and a half storey dwelling house;
- A sunroom extension is proposed to the rear of the property. A harled blockwork base wall is proposed, with the upper area comprising of white timber windows to match the existing dwelling. Roof tiles would also be used to match the existing;
- The development is of a minor domestic nature and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

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Applicant(s) : Co-Operative Group
 Proposal : Installation of external plant



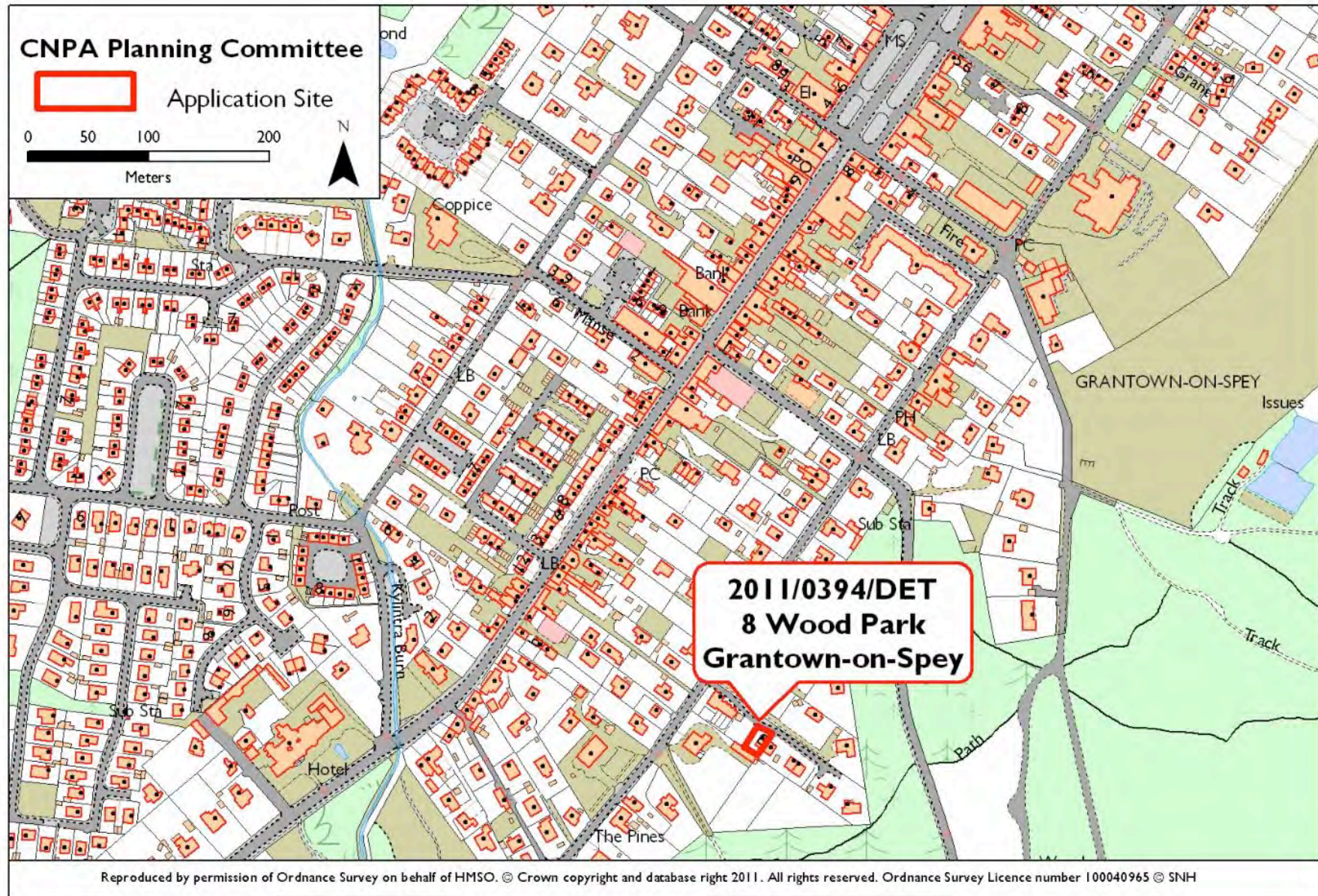
KEY POINTS :

- Planning permission is sought for the installation of external plant on the eastern side of the former Waltzing Waters building in Newtonmore (where construction is on-going to convert the premises to a Co-Operative store and residential units to the rear, as permitted by the CNPA in September 2011, CNPA ref. no. 11/179/CP);
- The external plant would be in the form of a stealth unit which would be enclosed by a timber fence;
- Although of a relatively minor nature in the context of the larger development, the proposal is of linked significance to the earlier permission on the site. There is also evidence of work having commenced in relation to the proposed plant (including the formation of a concrete base.) This has been the subject of recent investigations by the CNPA’s Monitoring and Enforcement Officer.

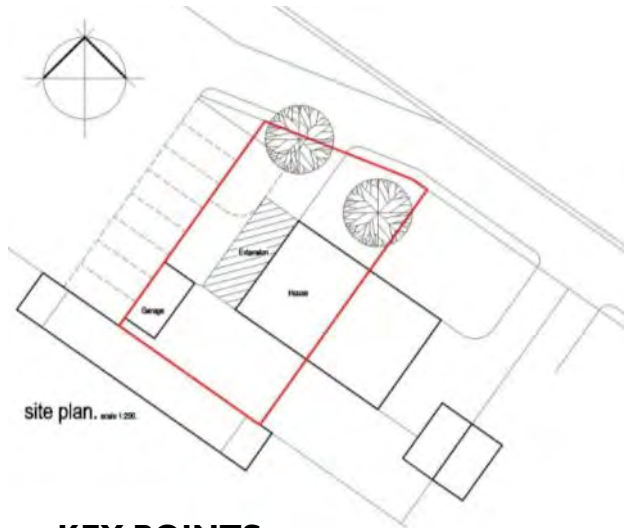
RECOMMENDATION : CALL IN

RECOMMENDED REASON : The proposed development is of linked significance to a previous proposal on the site which was permitted by the CNPA. The development is currently on-going and has been the subject of investigation and monitoring by the CNPA. The current proposal is considered to raise a range of issues with regard to business development, building layout and design and is of general significance to the collective aims of the Cairngorms National Park.

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Applicant(s) : Mr. R.M. Brown
Proposal : Alter and extend existing dwelling house

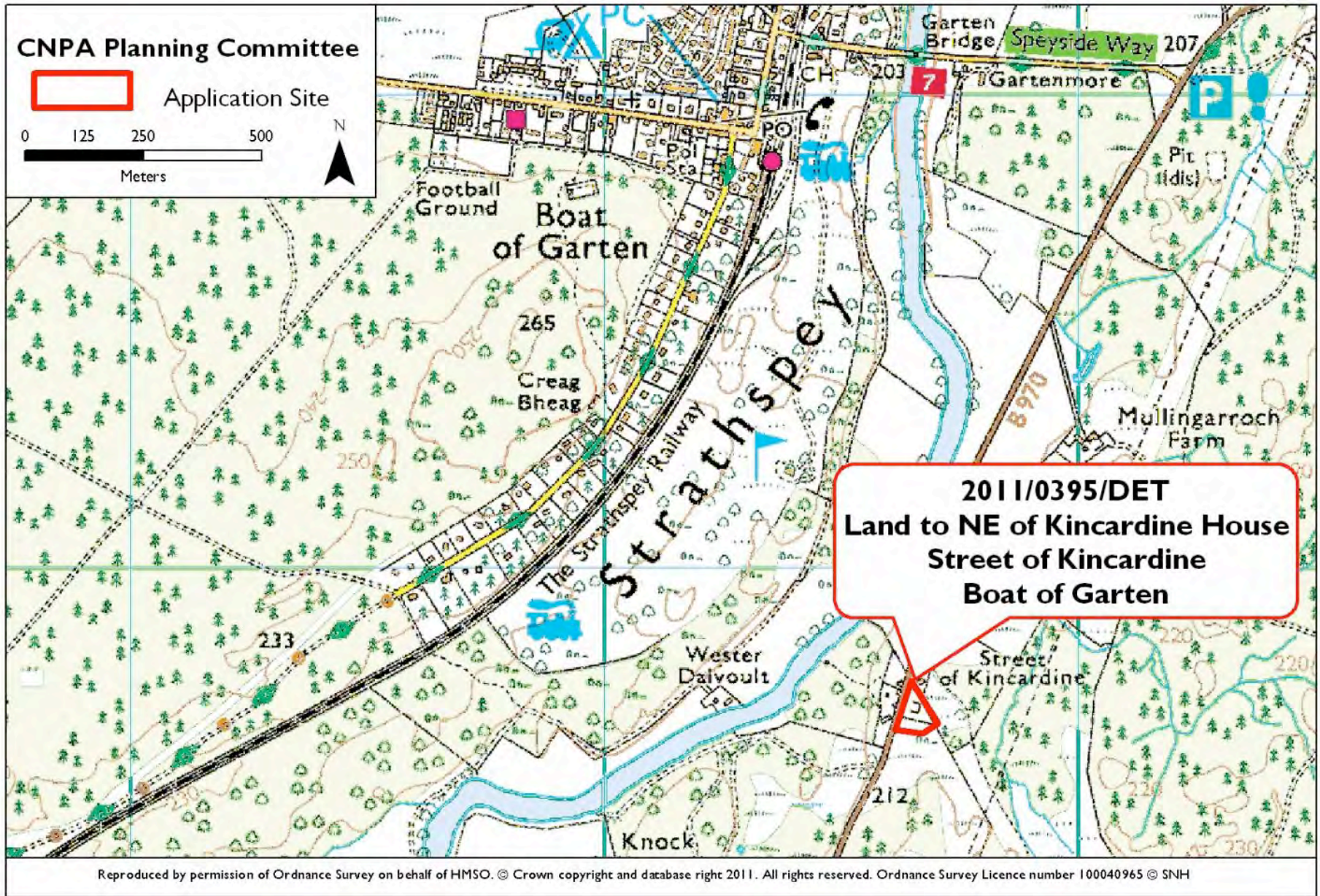


KEY POINTS :

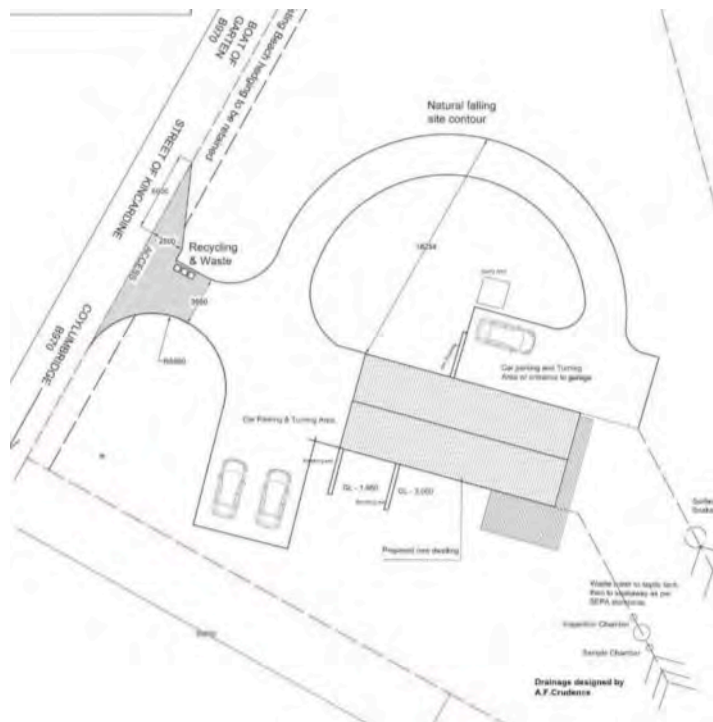
- Planning permission is sought to alter and extend an existing semi detached dwelling house;
- An extension is proposed on the side elevation. Finishes include harling and roof tiles to match the existing structure;
- A study would also be created in the upper floor of the extension;
- The proposed development is of a minor domestic nature and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

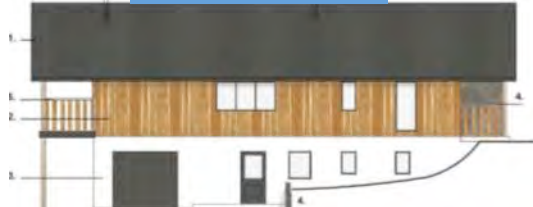
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Applicant(s) : Mr. and Mrs. James Dunbar
 Proposal : New dwelling house



Current proposal



Approved design

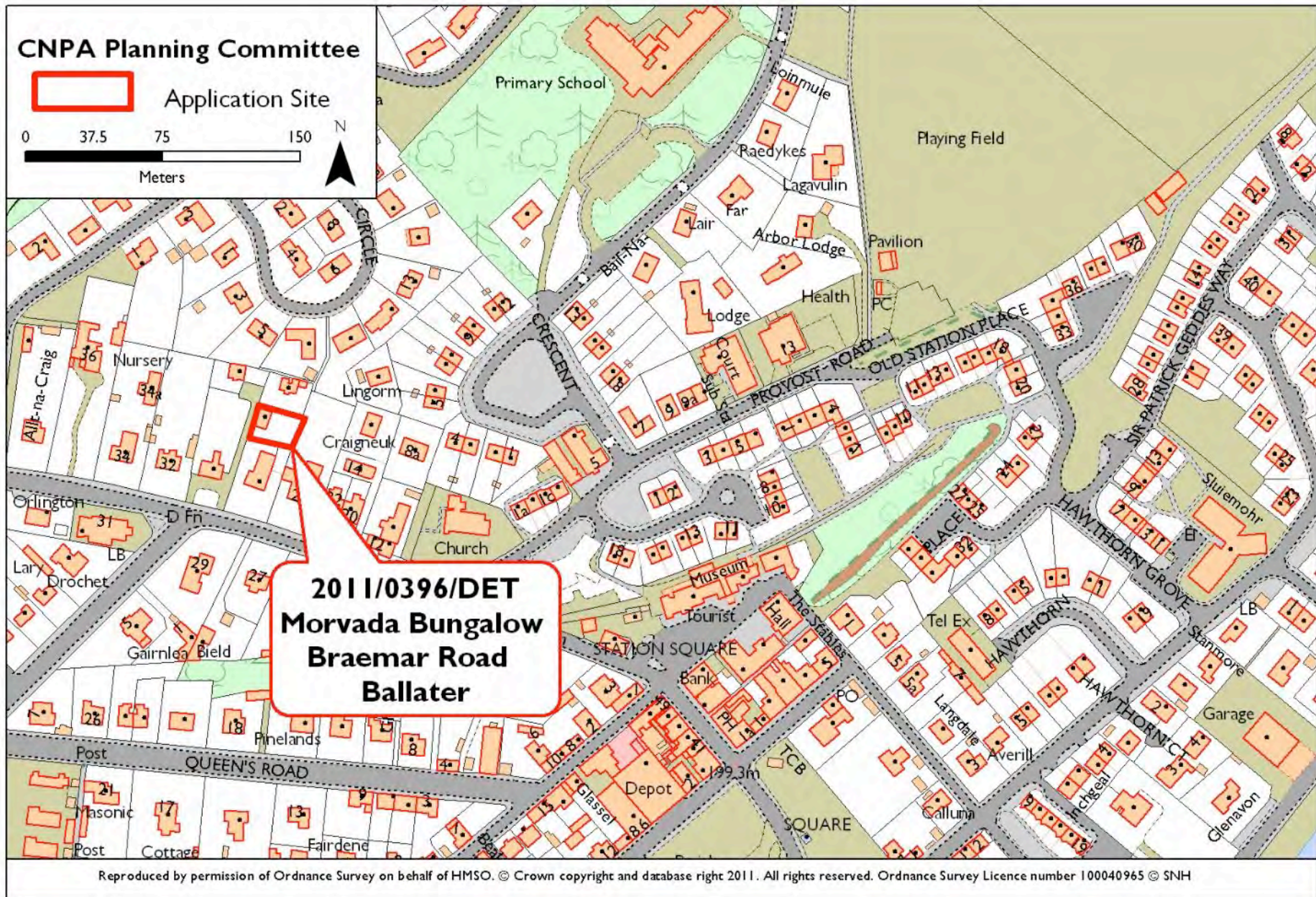


KEY POINTS :

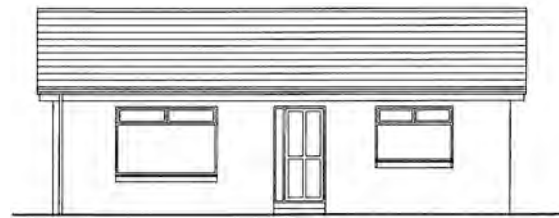
- Planning permission is sought for the erection of a dwelling house on a site at the southern side of Street of Kincardine;
- Planning permission has previously been granted by Highland Council on a smaller site area, for a similar house type, in August 2010;
- The proposed dwelling is designed to take account of the changing ground levels on the site;
- Proposed finishes include vertical larch timber cladding, with smooth render blockwall on lower level. Natural stone is proposed on part of the front (gable) elevation. Profile sheeting is proposed as the roof finish;
- The proposed site may be considered to form part of a rural building group. The principle of development has already been established on the site. The proposal is not considered to raise issues in relation to the aims of the National Park.

RECOMMENDATION : NO CALL IN

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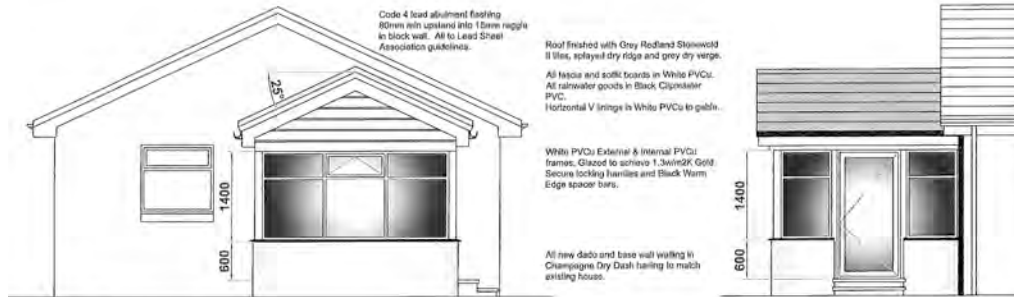
Applicant(s) : Mr. and Mrs. Duncan
 Proposal : Alterations and extension to dwellinghouse



East Elevation Existing (1:100)



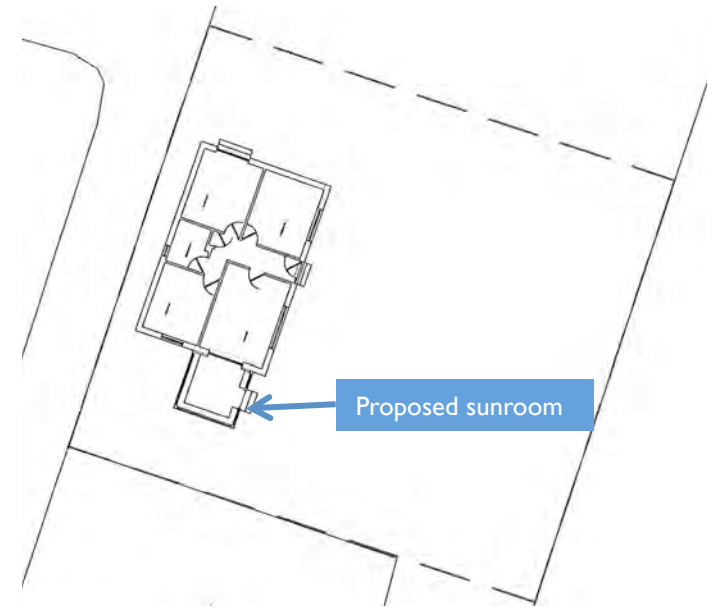
South Elevation Existing (1:100)



South Elevation (1:50)

Proposed elevations

East Elevation (1:50)



KEY POINTS :

- Planning permission is sought for a sunroom extension to a dwelling house which is located in a backland location, off Braemar Road in Ballater;
- The proposed sunroom would have a blockwork base wall, with a dry dash finish. White window and door frames would be used, with a tiled roof. The proposed finishes match the existing dwelling;
- The proposed development is within the Ballater Conservation Area;
- The development is of a minor domestic scale and is not considered to raise issues in relation to the aims of the National Park.

RECOMMENDATION : NO CALL IN

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