

Full Planning Permission

Replacement Windows



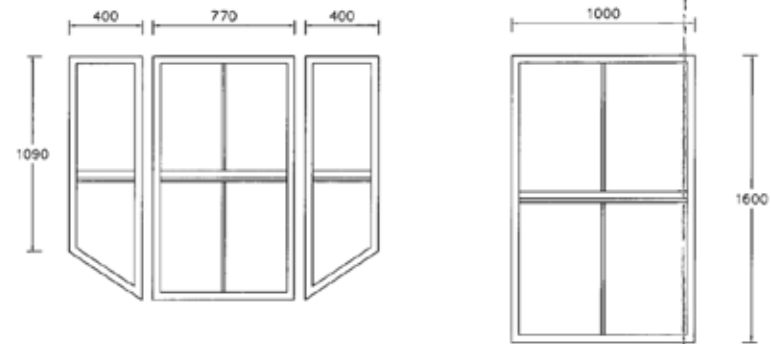
FRONT ELEVATION (EAST)

KEY POINTS :

- The existing windows would be replaced with similar green and white timber windows;
- Category B Listed Building. Please refer to CNPA planning ref. no. 10/430/CP for associated application for Listed Building Consent;
- The proposed replacement windows are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

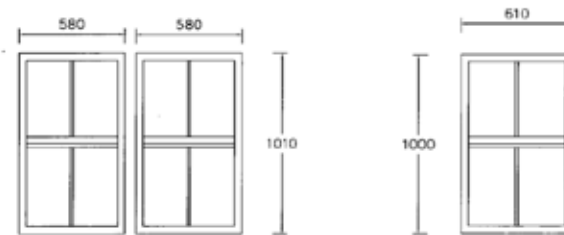
FRONT (EAST) ELEVATION:



First Floor :
2 No thus.

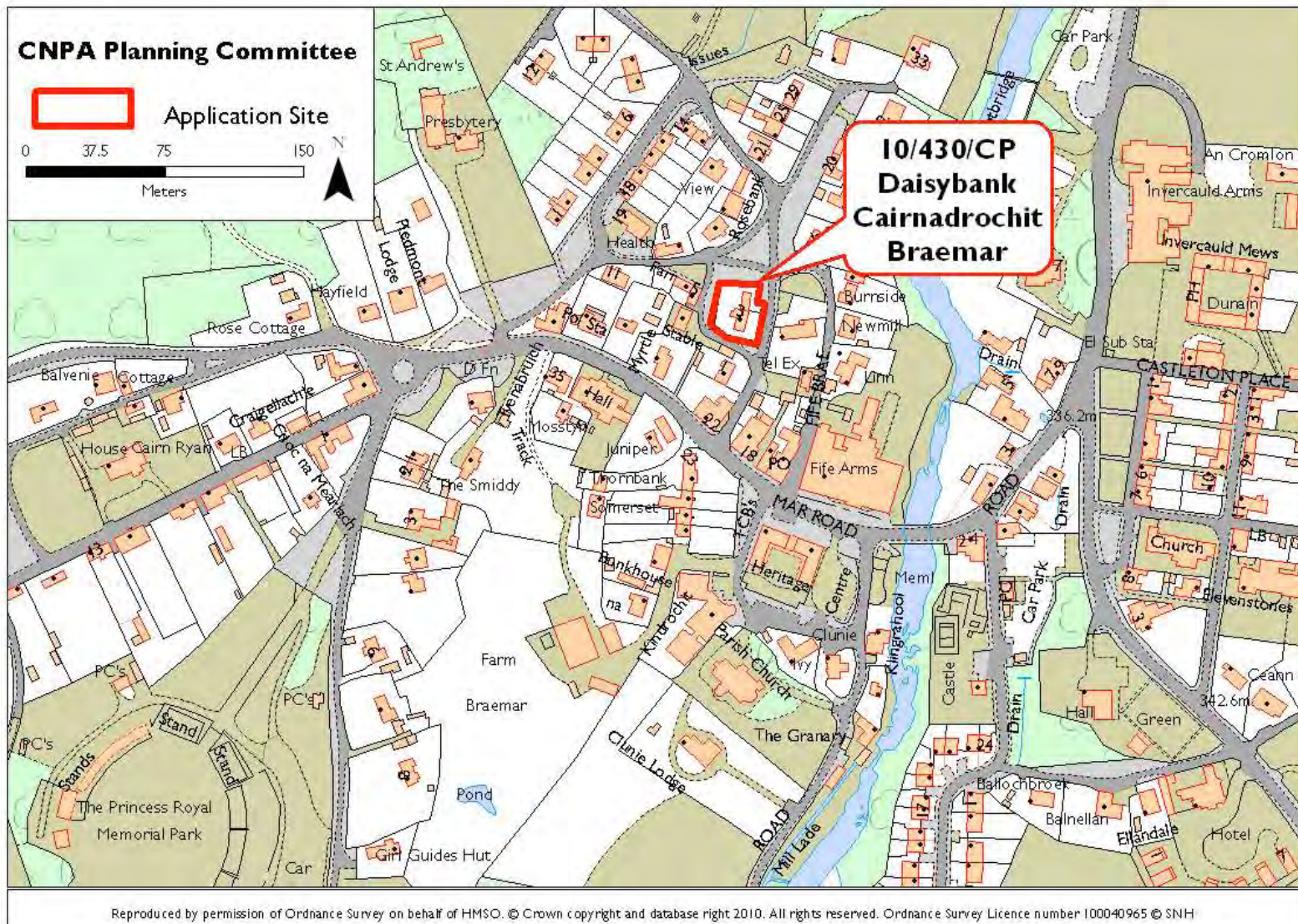
Ground Floor :
2 No thus.

REAR (WEST) ELEVATION:



First Floor :
1 No thus.

Ground Floor :
2 No thus.



Listed Building Consent

Replacement Windows



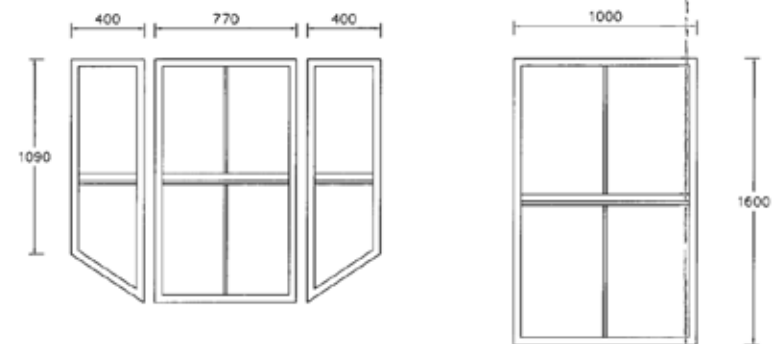
FRONT ELEVATION (EAST)

KEY POINTS :

- The existing windows would be replaced with similar green and white timber windows;
- Category B Listed Building. Please refer to CNPA planning ref. no. 10/429/CP for associated application for planning permission;
- The proposed replacement windows are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

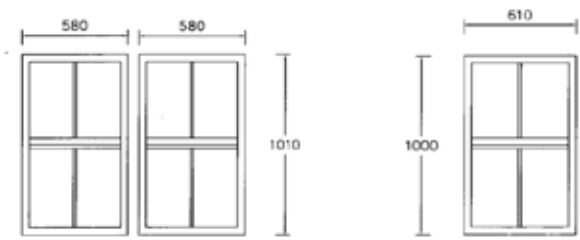
FRONT (EAST) ELEVATION:



First Floor :
2 No thus.

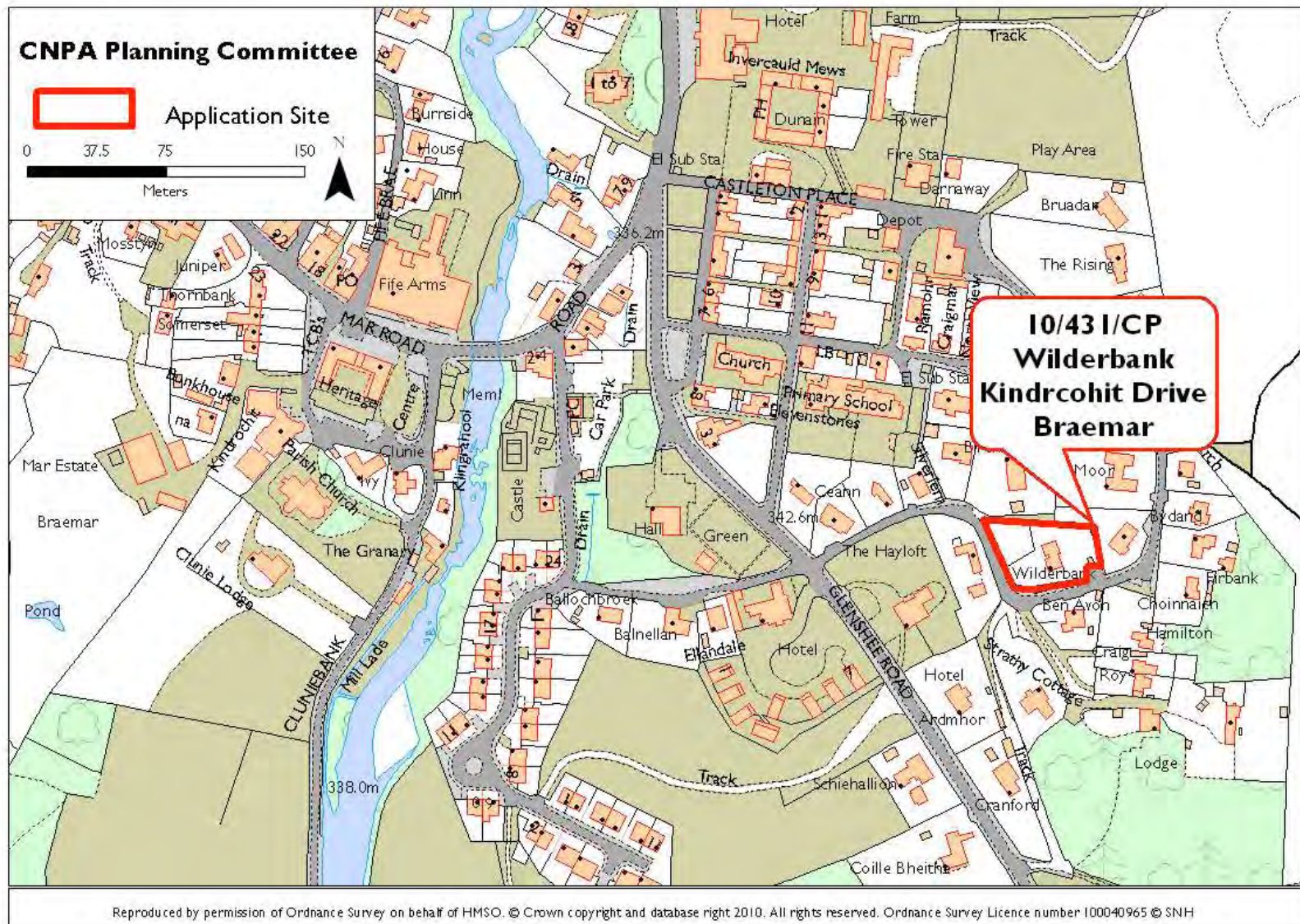
Ground Floor :
2 No thus.

REAR (WEST) ELEVATION:



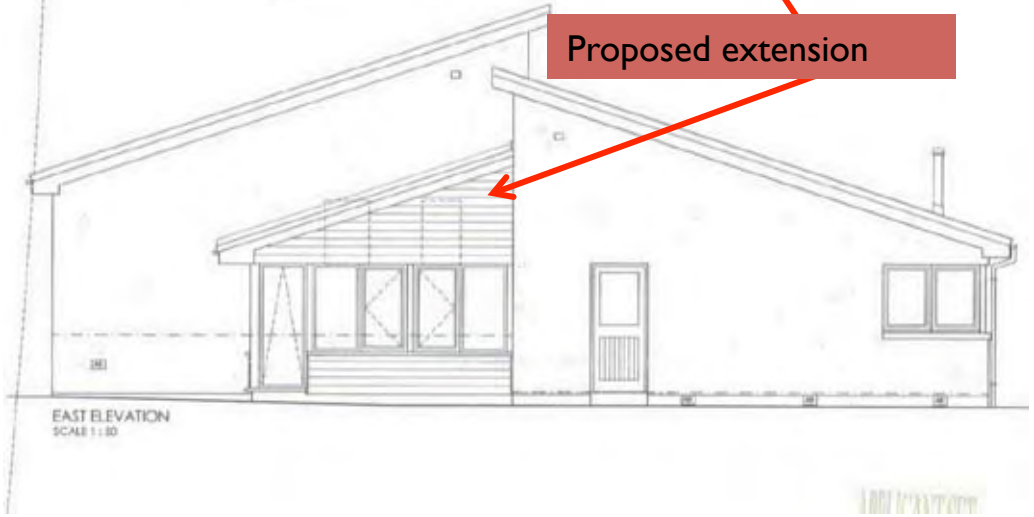
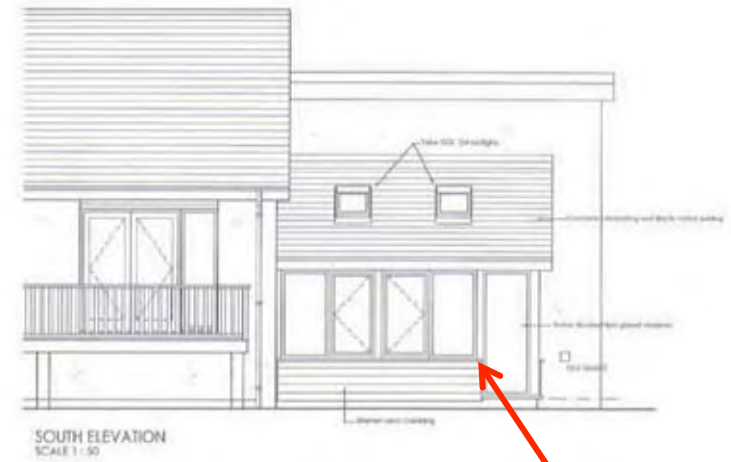
First Floor :
1 No thus.

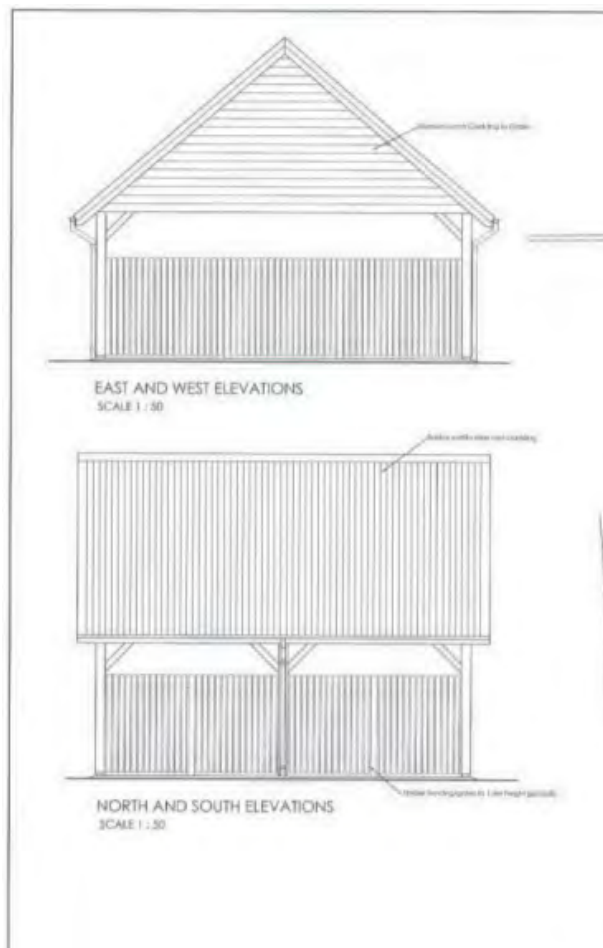
Ground Floor :
2 No thus.



Full Planning Permission

Alterations and Garden Room Extension to Dwellinghouse and Erection of Car Port and Change of Use of Land to Garden Ground

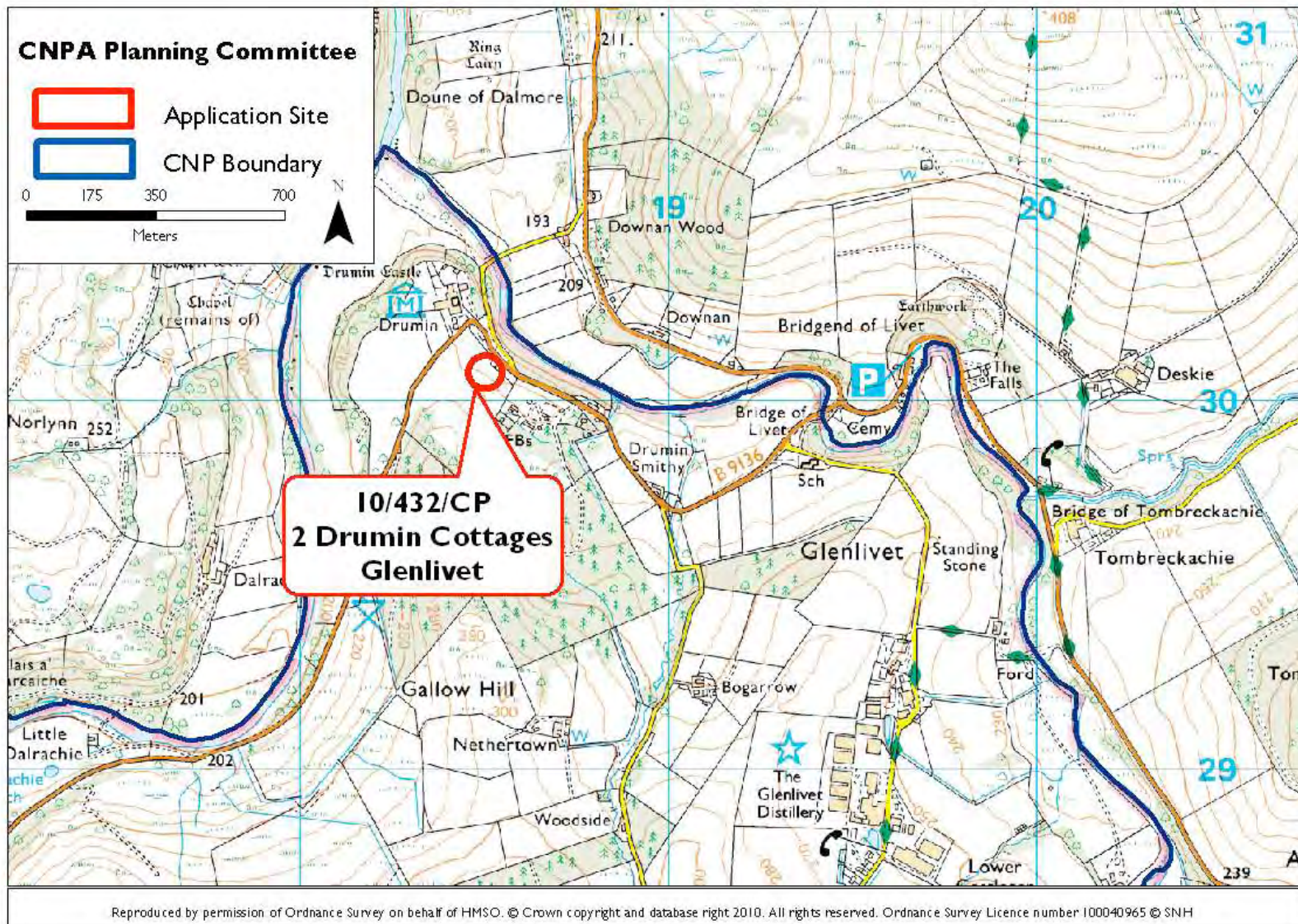




KEY POINTS :

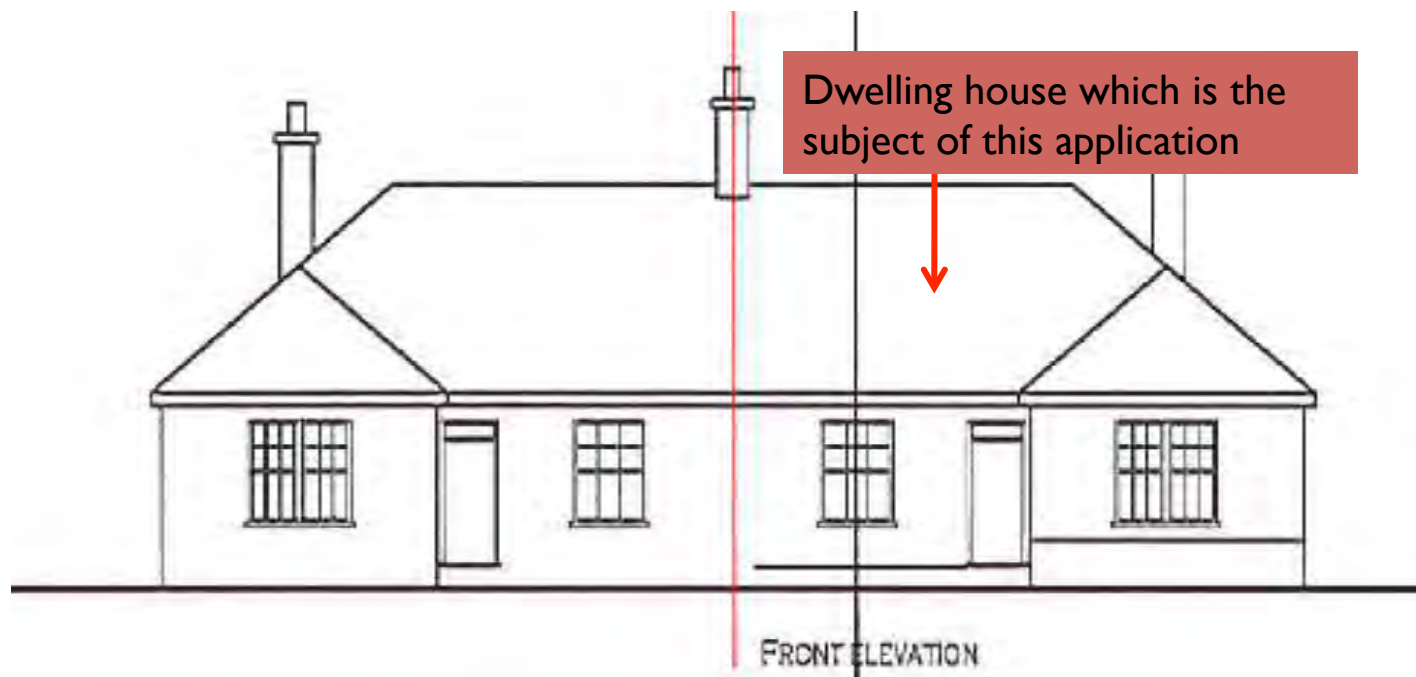
- Minor extension proposed on an existing residential property, to create a garden room;
- Detached car port proposed within the garden area, to be constructed of larch cladding, with a profile sheeting on the roof;
- The proposed development is of a domestic nature and is not of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



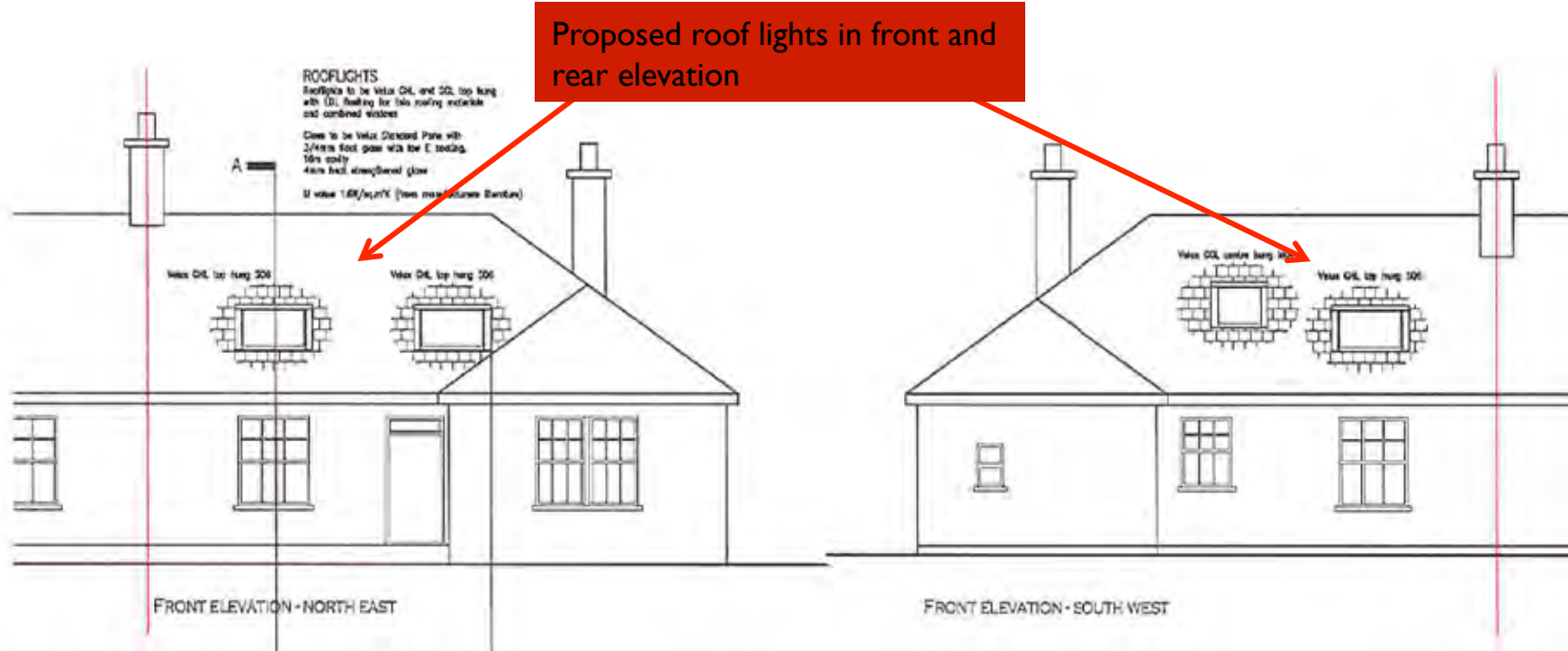
Full Planning Permission

Construct new staircase and convert loft to living accommodation



Dwelling house which is the subject of this application

FRONT ELEVATION



Proposed roof lights in front and rear elevation

ROOFLIGHTS
Rooflights to be Velux D16, and D16, top hung with (D) flashing for like roofing materials and combined windows.
Glaze to be Velux Standard Pane with 3/4mm float glass with low E coating. 16mm cavity. 4mm back structural glaze.
U value 1.60/w/m²K (from manufacturer literature)

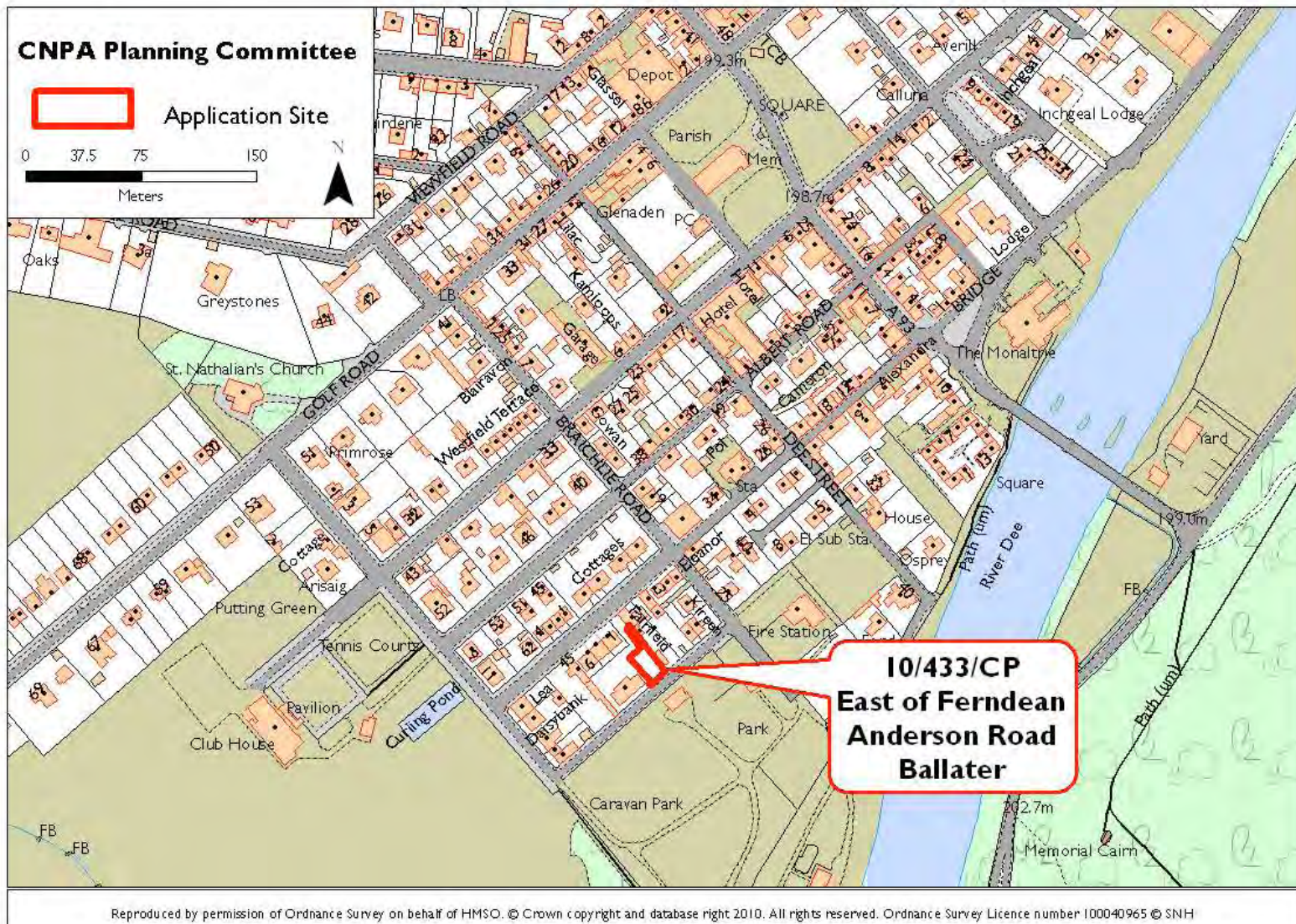
FRONT ELEVATION - NORTH EAST

FRONT ELEVATION - SOUTH WEST

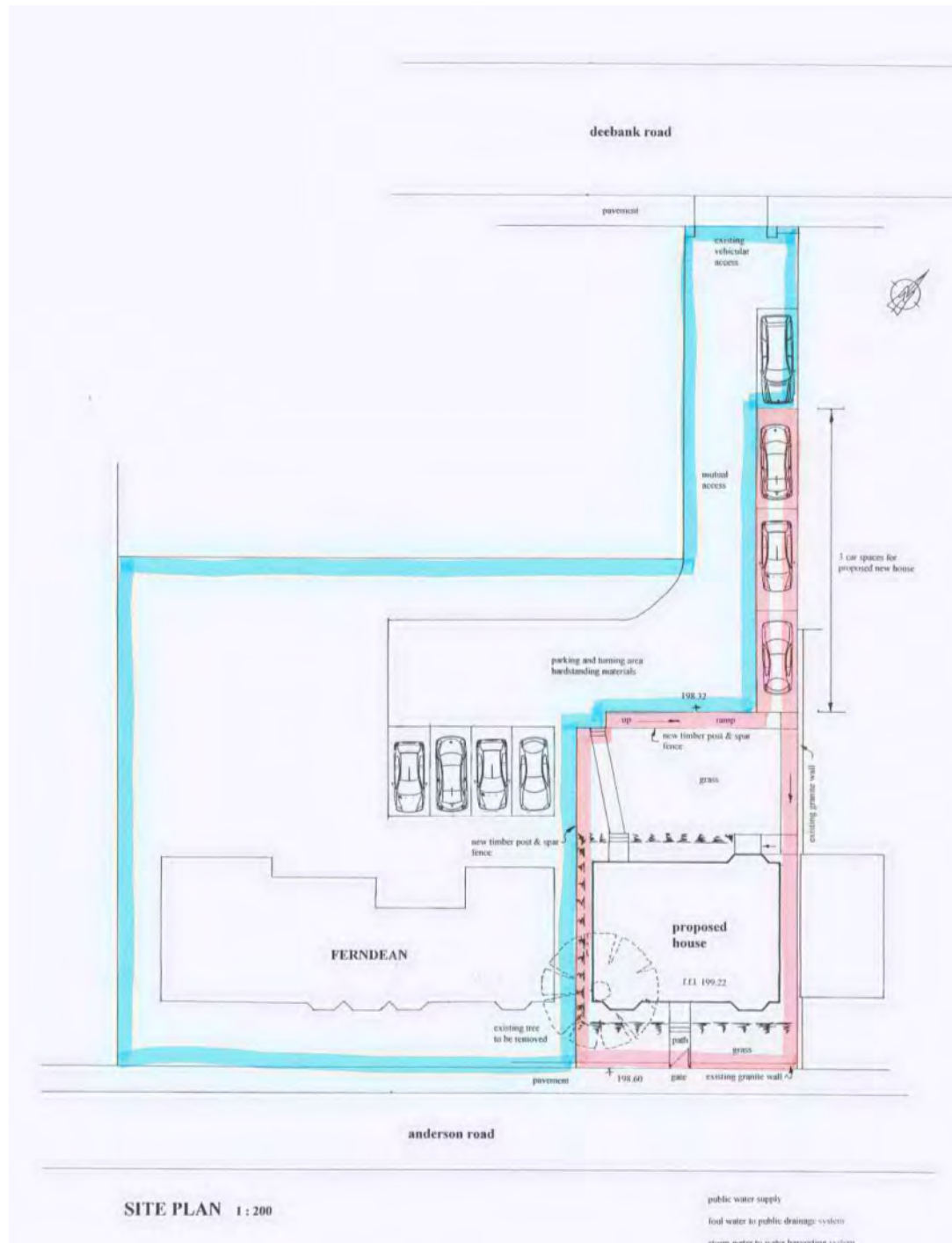
KEY POINTS :

- Development proposed at an existing single storey semi detached cottage;
- The only external works proposed involve the introduction of roof lights in the front and rear elevation in order to serve the loft accommodation that would be created through the conversion process;
- All other works are internal including the introduction of a staircase to provide access to the loft area;
- Two additional bedrooms would be created in the loft space;
- The proposed works are of a minor domestic nature and are not of significance to the aims of the National Park.

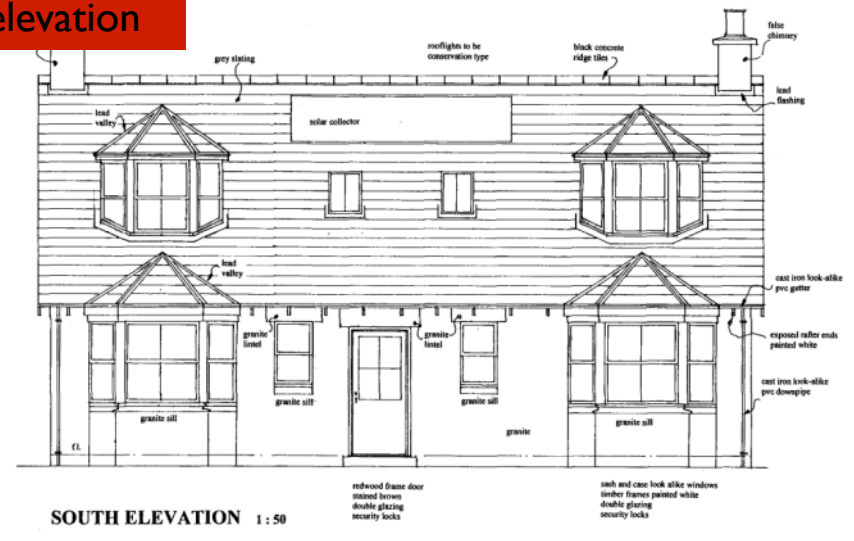
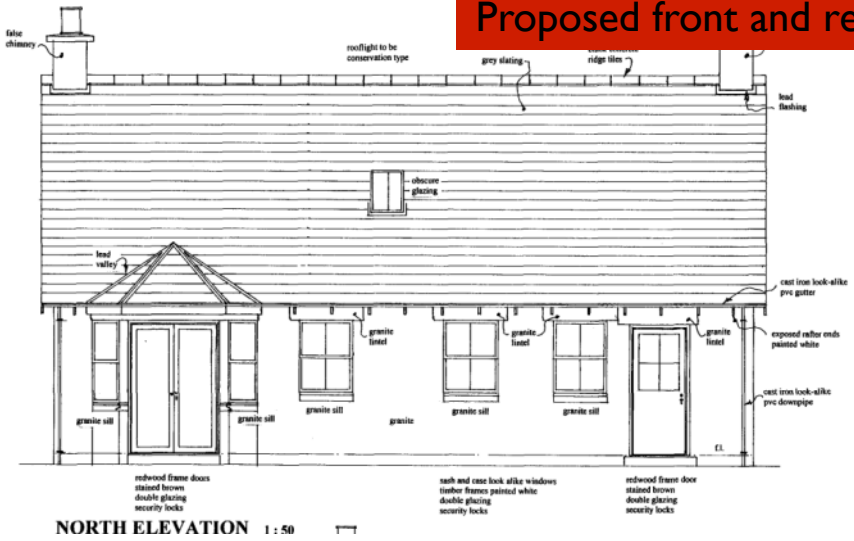
RECOMMENDATION : NO CALL IN



Full Planning Permission
Erection of Dwellinghouse



Proposed front and rear elevation



Proposed street elevation showing 'Ferndean' and proposed new dwelling house.

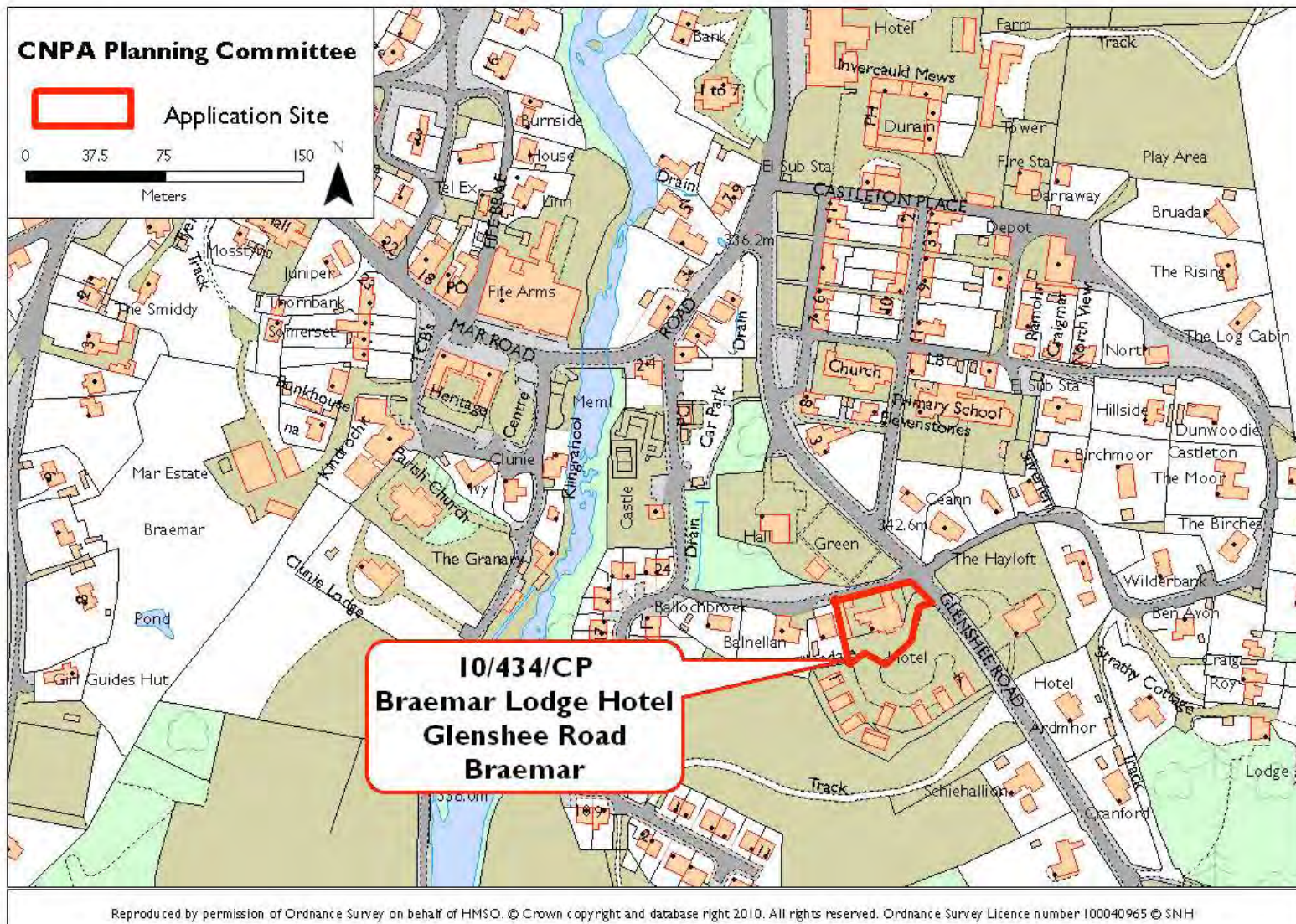


KEY POINTS :

- The one and a half storey dwelling is proposed within garden ground of the existing residential property;
- Vehicular access would be shared with the existing property, which is from the rear off Deebank Road;
- The proposal is for a single dwelling house within an existing residential area in the settlement of Ballater and as such it does not raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

Recommended comments : The proposed site is garden ground associated with an existing residential property. Having regard to the proximity of existing properties, the limited extent of the plot size, and the potentially congested access and car parking arrangements on the proposed site, there is concern that the proposal constitutes overdevelopment and would set a precedent for further inappropriate development of this nature in the vicinity.



Listed Building Consent

Alterations and Extension to form Dining Room Extension



SITE PLAN 1:500



Area of proposed extension

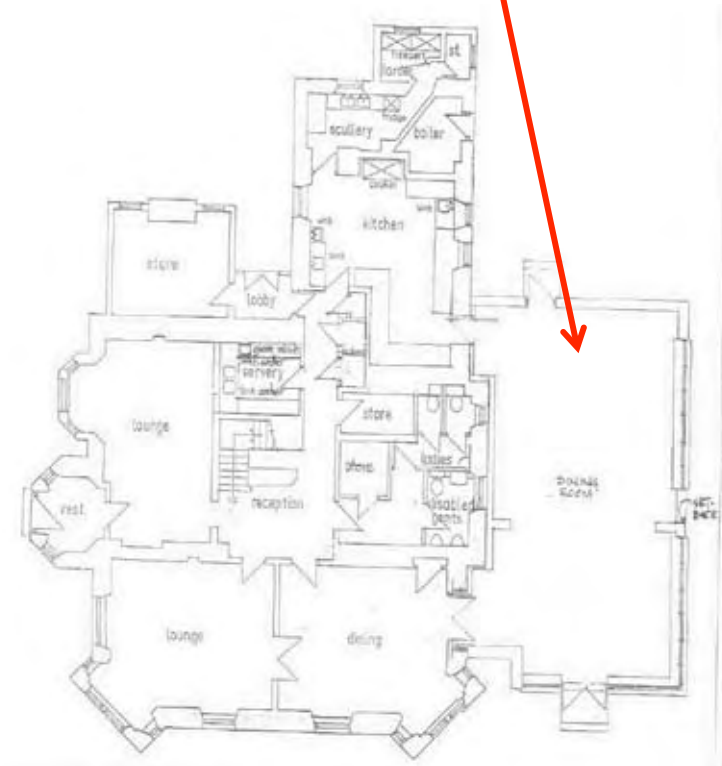


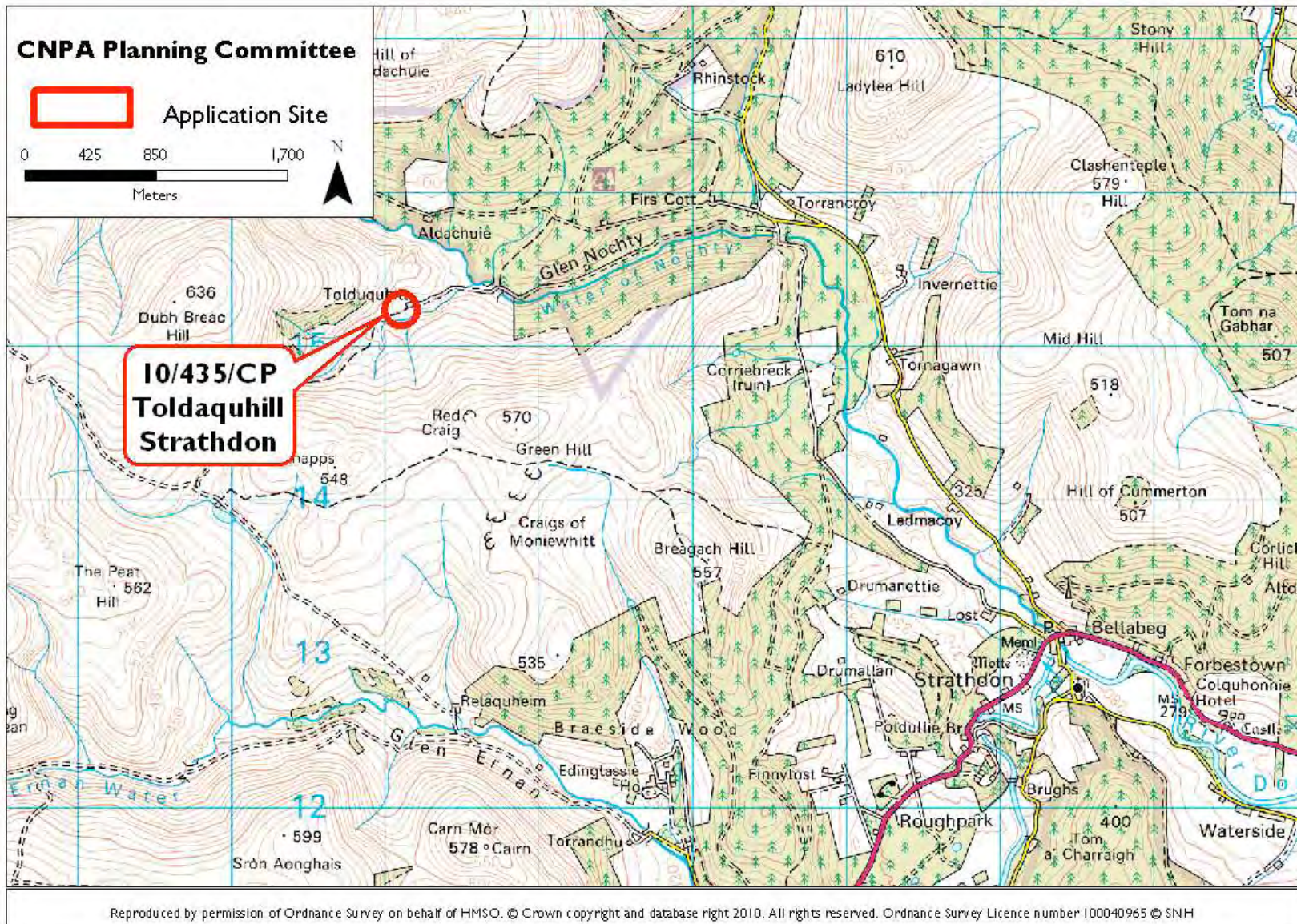
Proposed extension

KEY POINTS :

- Single storey extension proposed to the side of the existing hotel, in order to create an enlarged dining room;
- Braemar Lodge Hotel is a Category C(s) listed building;
- CNPA planning ref. no. 10/428/CP of this 'Call in' is also linked as it is an application for planning permission;
- Although affecting a Listed Building, the proposed development is relatively and is not considered to raise issues of significance to the aims of the National Park.

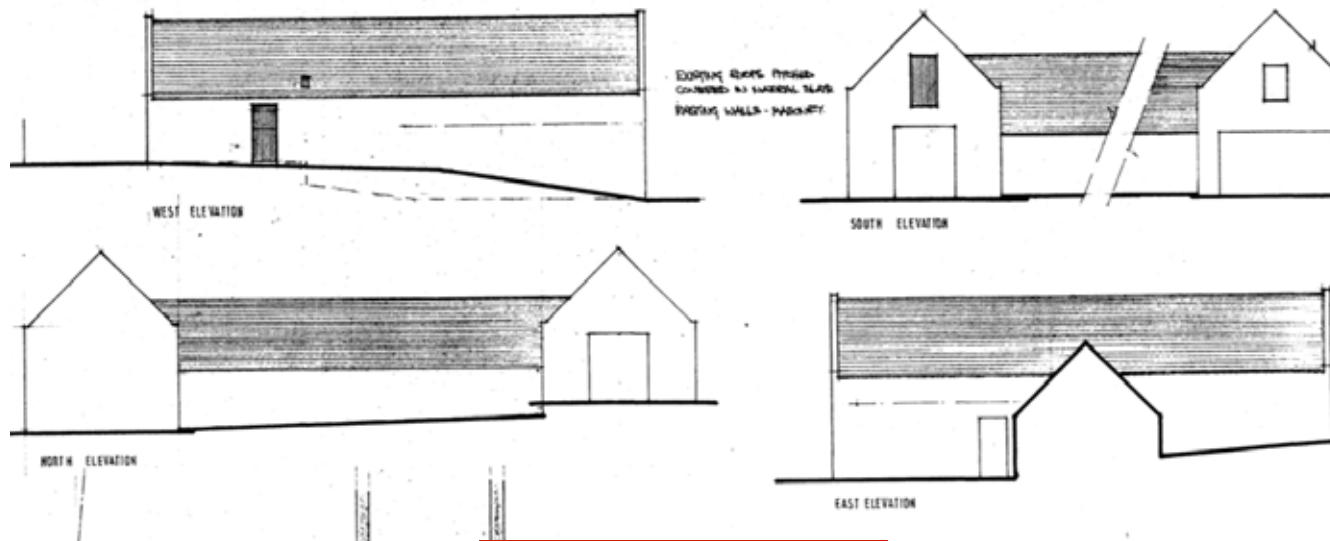
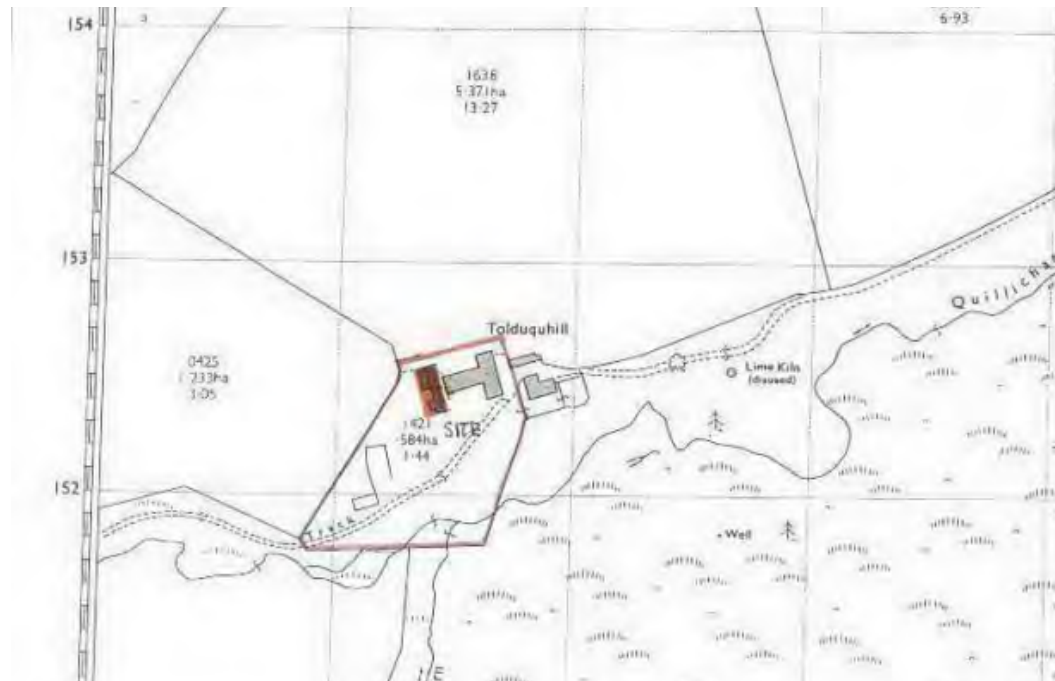
RECOMMENDATION : NO CALL IN



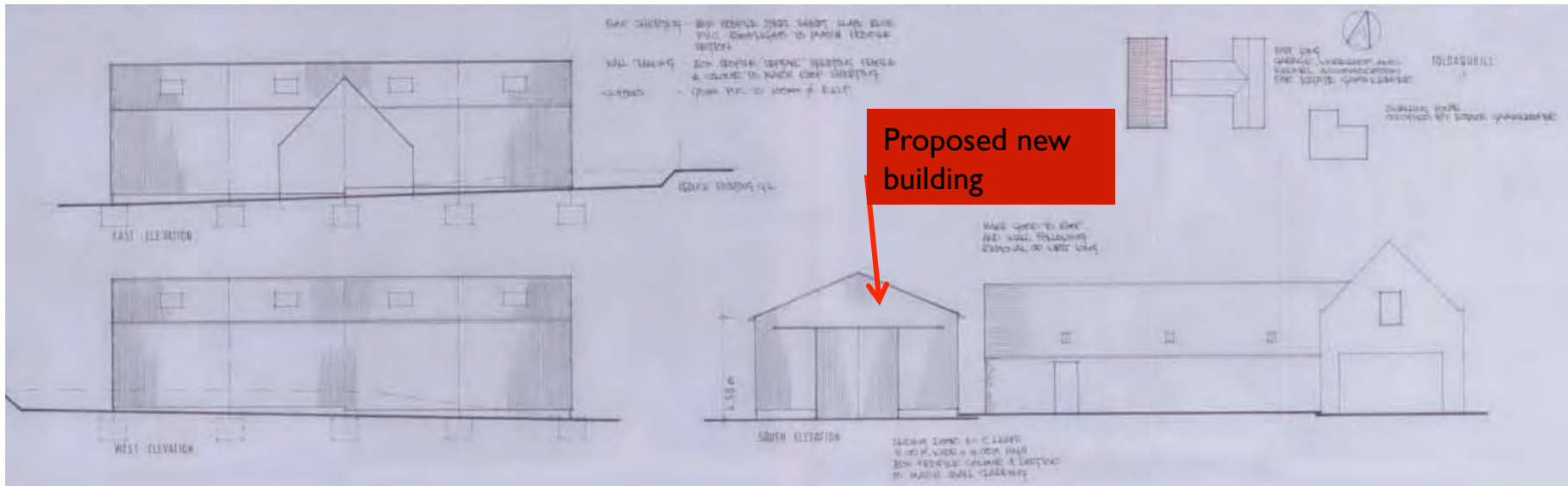


Agricultural Notification

Replacement of Agricultural Building



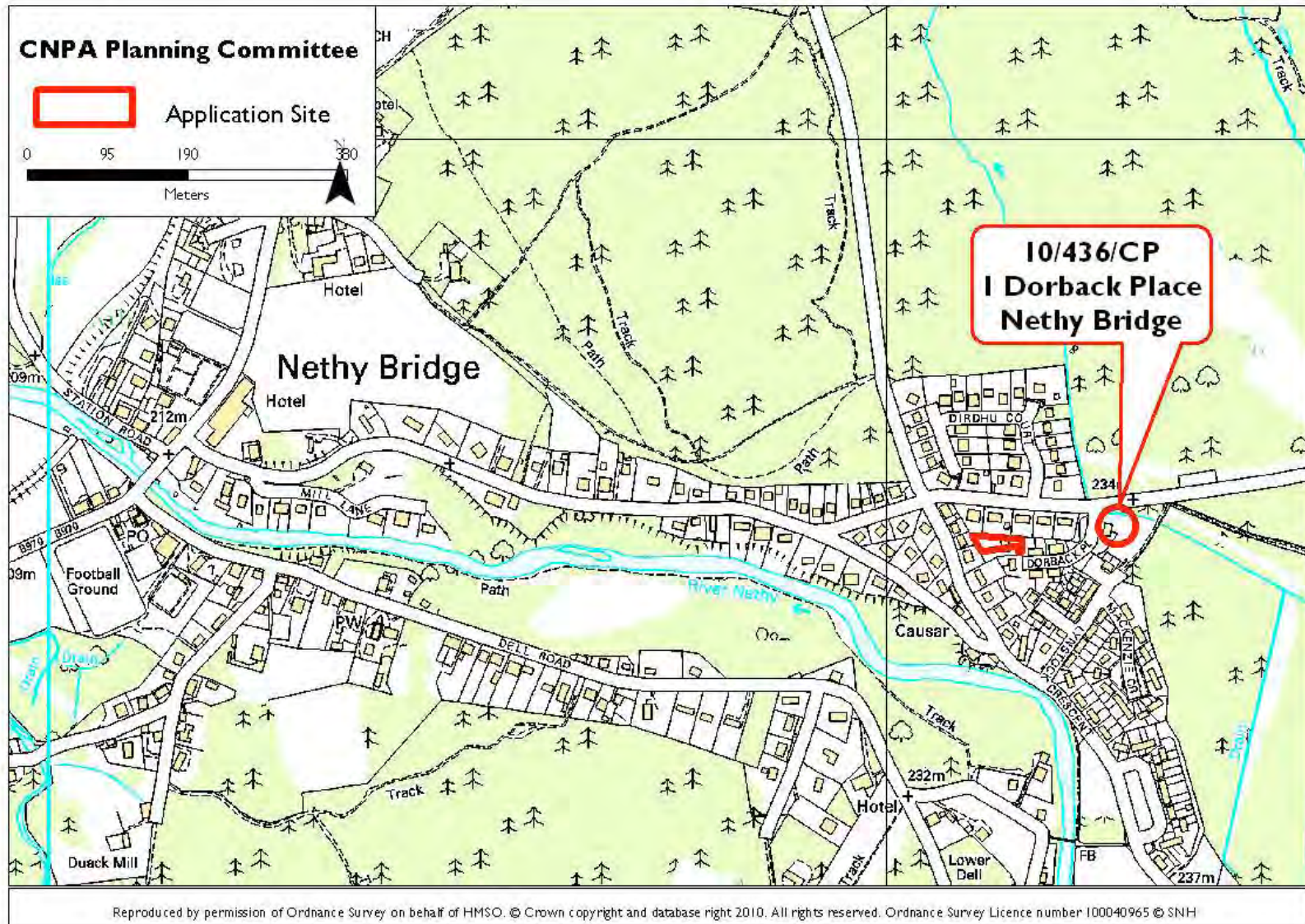
Existing elevations



KEY POINTS :

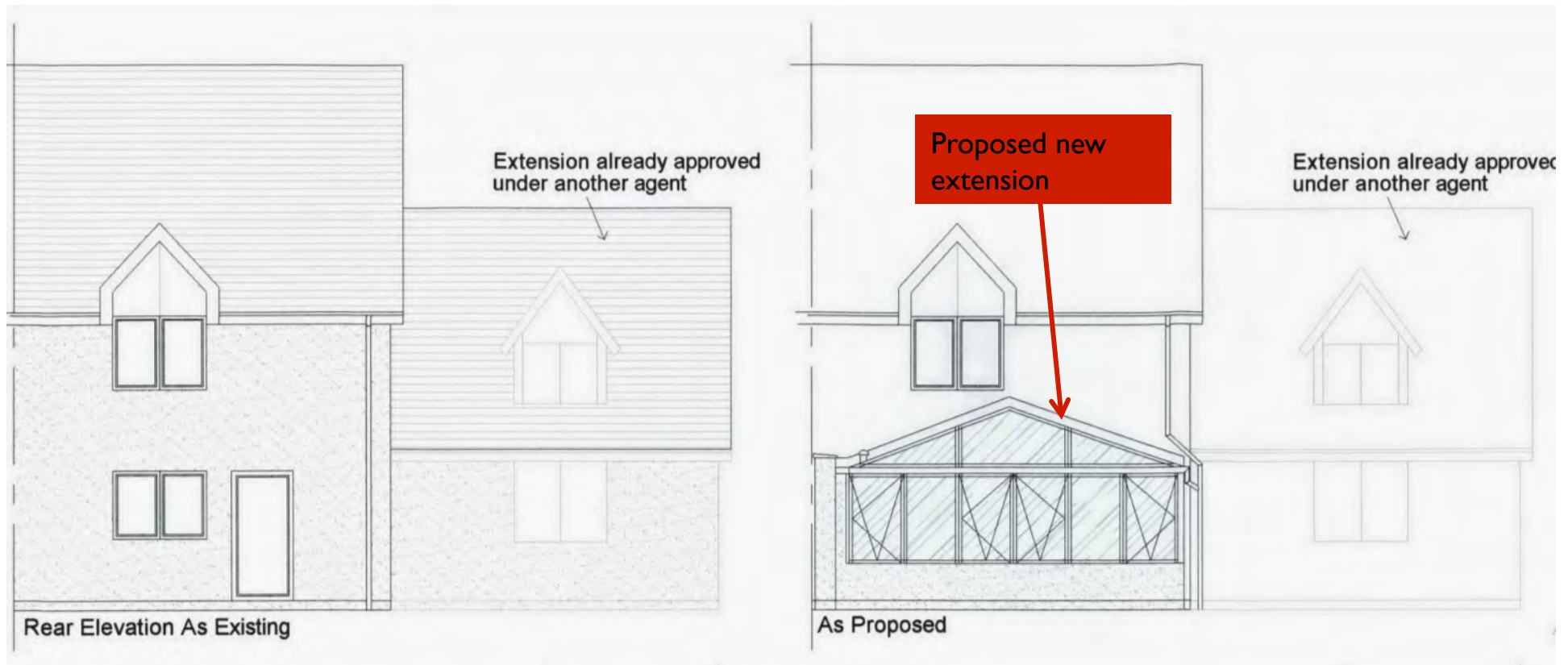
- The replacement of an agricultural building has been detailed in this agricultural notification;
- The proposed new building is a standard type of agricultural building;

RECOMMENDATION : NO STATUTORY CALL IN POWERS



Full Planning Permission

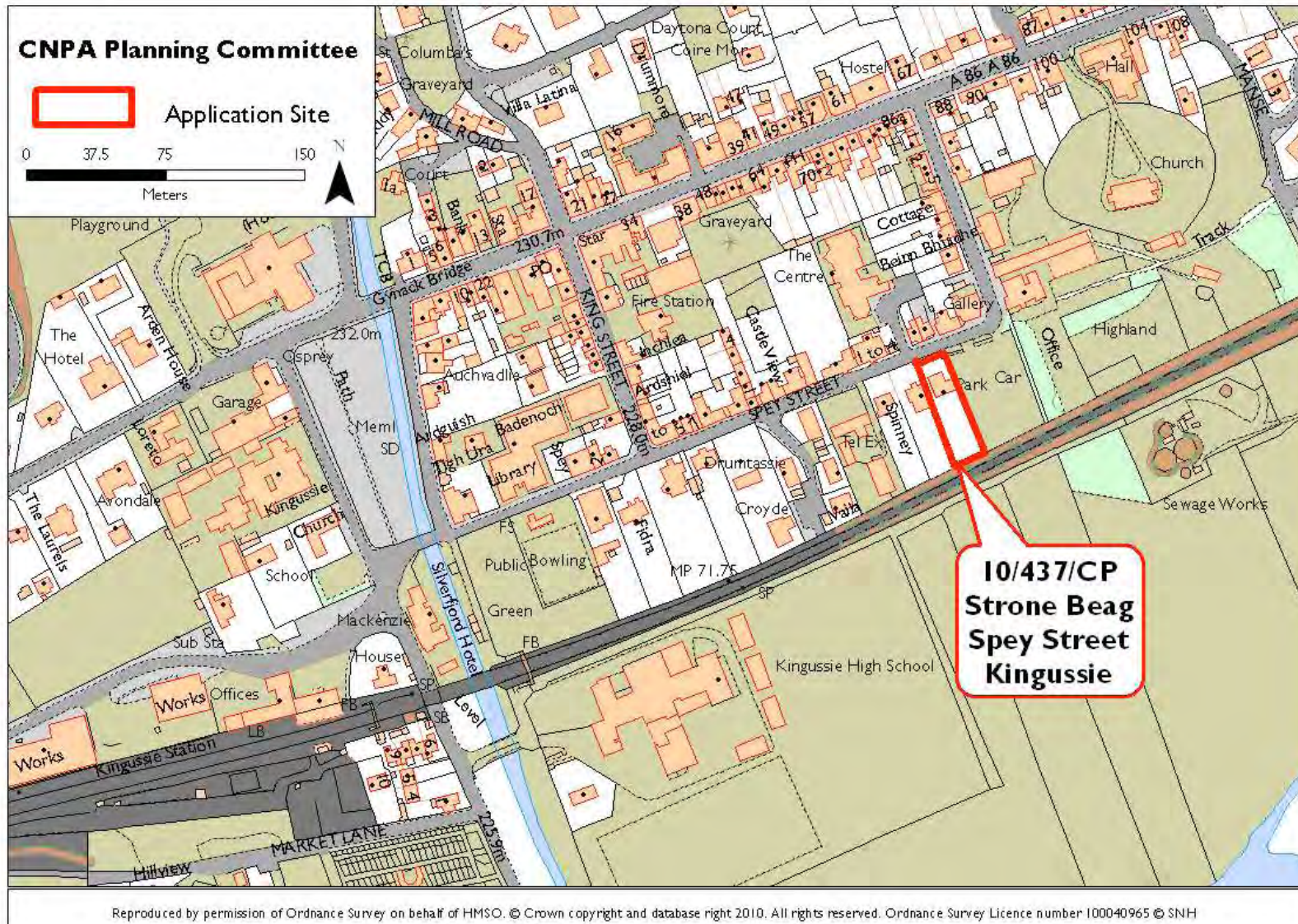
Erection of conservatory



KEY POINTS :

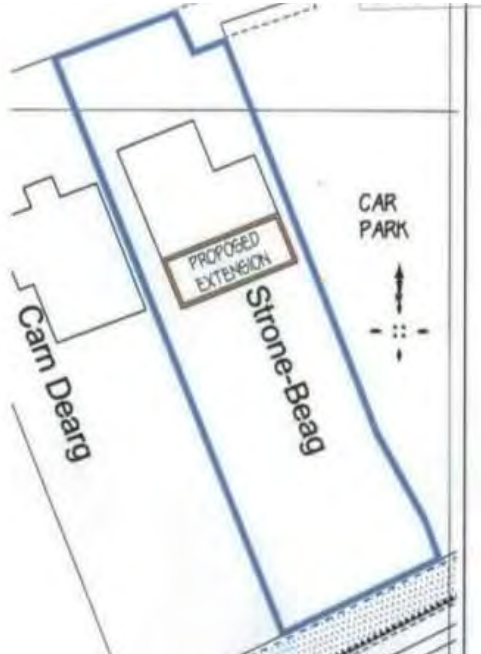
- Small conservatory extension proposed to the rear of a relatively recently constructed semi detached dwelling;
- The drawings also show an extension which was granted permission by Highland Council, although this has not yet been built;
- The proposal is of a minor domestic nature and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



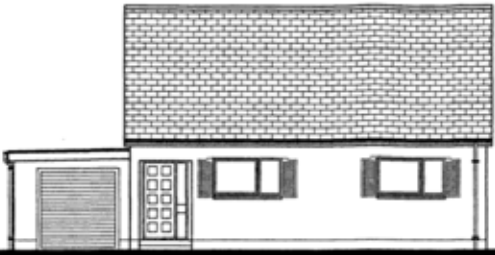
Full Planning Permission

Extension to house



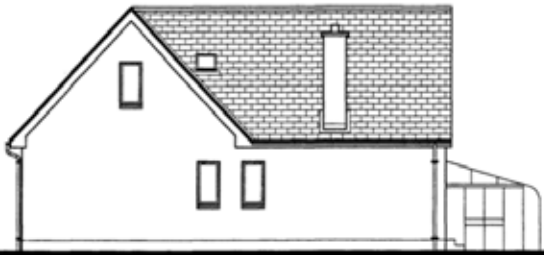
Contractor to check all dimensions of work. Do not scale off this drawing. Drawing or part thereof belongs to R

REVISION NOTES	



NORTH WEST ELEVATION

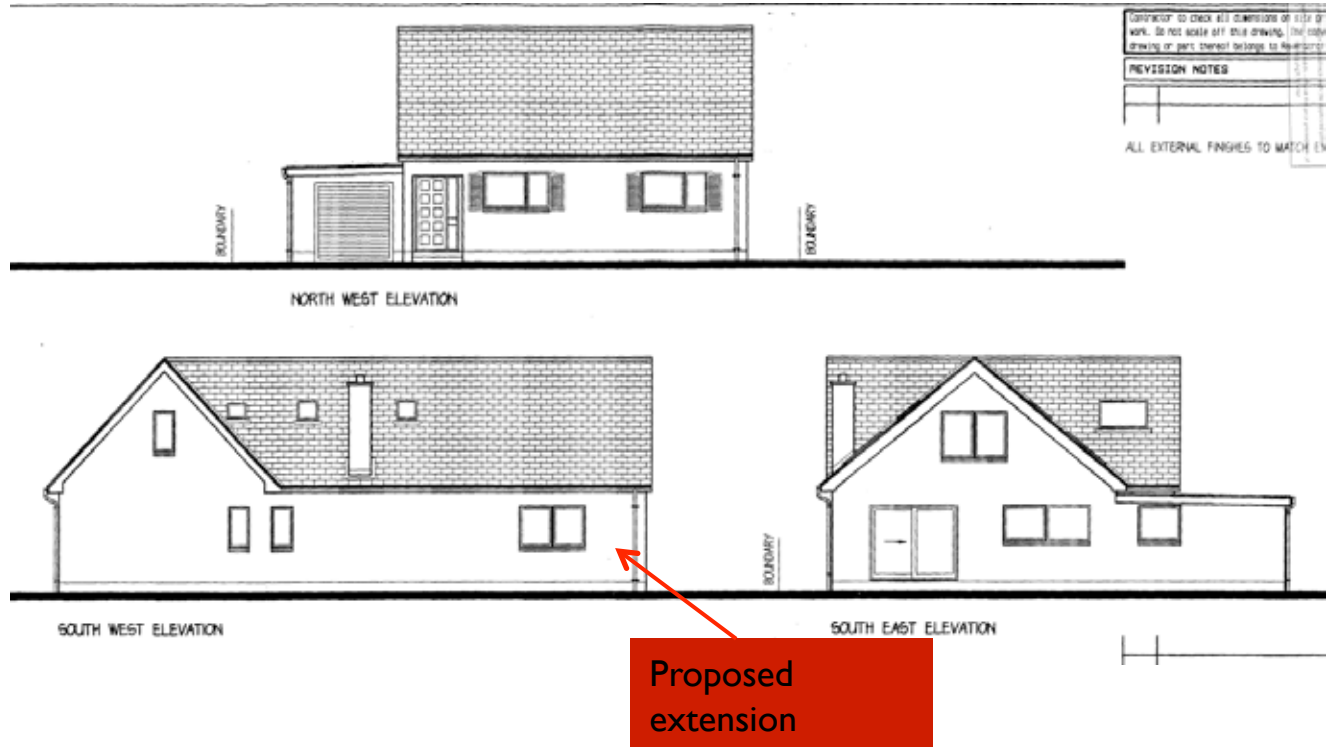
Existing elevations



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



KEY POINTS :

- The proposed extension is to the rear of an existing residential property;
- The extension would necessitate the demolition of a small conservatory that exists to the rear;
- The proposed works are of a minor domestic nature and are not of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN