

SITE DESCRIPTION AND PROPOSAL

1. This application seeks permission to change the house type on plot 13 Invercauld Gardens, Braemar. Members may recall a number of previous applications for this site, including: 05/134/CP and 05/168/CP (LBC) which granted planning permission and listed building consent (determined in August 2006) for a 12 unit residential development consisting of the conversion of the former Braemar bus station building to two flats, the construction of six two storey dwellinghouses, the construction of a single storey detached dwellinghouse (on part of the site subject of this application) and the conversion of an redundant steading to three dwellings. Lastly, an application - 08/323/CP (determined in November 2008) granted approval for two dwellinghouses on the area of the site originally where the single storey dwellinghouse was to be built.



Fig. 2 – Site from North

2. The application site lies to the rear of the Invercauld Arms Hotel. A single storey dwellinghouse, known as Invercauld Farm Cottage, exists immediately adjacent to the west of the site. The southern site boundary lies close to the steading and the remaining eastern and northern boundaries are open to the adjacent field. The site is quite visible, particularly on the approaches along the A93 from the direction of Ballater.



Fig. 3 – Site Location: Plot 13



Fig. 8 – Revised house type floorplans

DEVELOPMENT PLAN CONTEXT

- Part 2, Section 25 of the Planning etc (Scotland) Act 2006, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Planning Committee resolved that the Cairngorms National Park Local Plan proceeded to adoption on 29 October 2010 and consequently it is this Local Plan that is now being used as the basis for planning determinations, along with the Aberdeen & Aberdeenshire Structure Plan (NEST) 2001 and the National Park Plan.

National policy

- Scottish Planning Policy 2010** is the statement of the Scottish Government's policy for the land use planning system, supporting the central purpose of increasing sustainable economic growth. All new development should respond to the specific local character of the location, fit in the landscape and seek to achieve high design and environmental standards.

Cairngorms National Park Plan (2007)

- The Strategic Objectives for Landscape, Built and Historic Environment include;** ensuring that development complements and enhances the landscape character of the Park; and new developments within settlements and surrounding areas complement and enhance the character, pattern and local identity of the built and historic environment.

Aberdeen & Aberdeenshire Structure Plan (NEST) Structure Plan 2001

- Policy 11 General Housing Considerations** requires that developments are well sited and properly designed to fit their surroundings.

Cairngorms National Park Local Plan (2010)

10. The CNP Local Plan is now the Local Plan used in the determination of planning applications in the National Park.
11. **Policy 6 Landscape** states a presumption against any development that does not complement and enhance the landscape character of the Park.
12. **Policy 11 The Local and Wider Cultural Heritage of the Park** development should protect, conserve and enhance the cultural heritage of the area.
13. **Policy 16 Design Standards for Development** requires that all development minimises the effects of climate change, reflects the local vernacular and uses materials and landscaping that compliments its setting.
14. **Policy 20 Housing Development within Settlement Boundaries** will be considered favourably on allocated sites identified within the proposals maps.

CONSULTATIONS

15. A consultation response has recently been received from **Braemar and Vicinity Community Council**. The Community Council express the view that “this is an entirely inappropriate design for this prominent location” and also suggest that it is “not in keeping with any of the existing or proposed properties in this development.”
16. *CNPA comment* : The CNPA acknowledge that the currently proposed dwelling house design is significantly different from existing properties in the immediate vicinity, which include substantial steadings and a detached dwelling which is a standard single storey generic design. The proposed timber clad dwelling is considered to reflect design features historically found in traditional bothys, which are prevalent throughout much of the Braemar settlement area. The design concept may be considered to accord with Policy 16 Design Standards for Development of the Cairngorms National Park Local Plan, as it reflects reflect the traditional pattern and character found in the surrounding area and in doing so it reinforces the local vernacular and distinctiveness, whilst also incorporating a more contemporary flair.

REPRESENTATIONS

17. The application was advertised in the Deeside Piper on 1 October 2010. No representations have been received in respect of the proposed development.

APPRAISAL

18. The principle of a dwellinghouse on the site has been accepted in previous applications (0/323/CP and 05/168/CP). This application seeks only a revised house type design on plot 13. The only issue to consider relates to the design of the dwellinghouse, which now proposes a 1.5 storey house, finished with timber cladding and profile sheet roofing. In terms of the revised type of house, adding accommodation into the roofspace, this would add no additional height to the building overall and would fit appropriately within the immediate area where single storey and 1.5 storey houses are present. In terms of the visual appearance of the revised house type, it is considered to be a high quality, sympathetically designed building, with the combination of design features and materials reflecting the 'bothy' type buildings, which are prevalent in the Braemar area and reflect some of the traditional architectural heritage of the National Park.

Conclusion

19. Overall, it is considered that the proposal to revise the house type on plot 13 complies with planning policy and is acceptable in terms of design.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

20. The design of the building, incorporating traditional materials is considered to conserve and enhance the cultural heritage of the area.

Promote Sustainable Use of Natural Resources

21. It is not known whether the materials would be sourced locally; however timber cladding, windows and doors are generally recognised to be sustainable building materials.

Promote Understanding and Enjoyment of the Area

22. The visual appearance of the building results in a strong connection between the local vernacular and modern house construction, which given the site is visible from a key tourist approach to Braemar should enhance the understanding and enjoyment of the area.

Promote Sustainable Economic and Social Development of the Area

23. The proposal is generally positive in terms of this aim, as it enhances the mix of housing that would be available within the village.

RECOMMENDATION

23. That Members of the Committee support a recommendation to GRANT planning permission for the erection of dwellinghouse (change of house type) at plot 13 Invercauld Gardens, Braemar, subject to the following conditions:

1. This approval relates solely to the variation to the house type on plot 13. Nothing contained in this shall be deemed to affect or vary the conditions imposed on the extant planning permissions 05/134/CP, 05/168/CP and 08/323/CP.

Reason: To ensure the conditions imposed by the previous applications are still applicable.

2. Prior to the commencement of any development, details of the colour of the timber cladding, sheet roofing and the windows and doors shall be agreed in writing with the Cairngorms National Park Authority acting as Planning Authority.

Reason: In the interests of the visual amenity of the area.

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