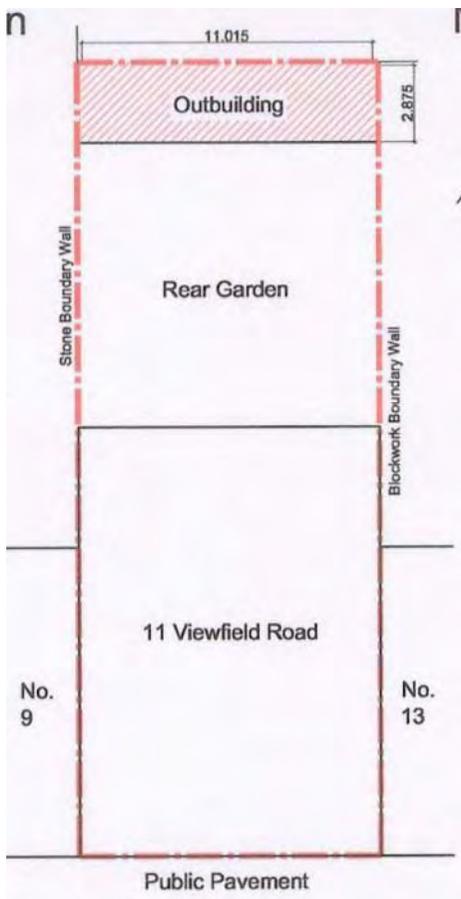
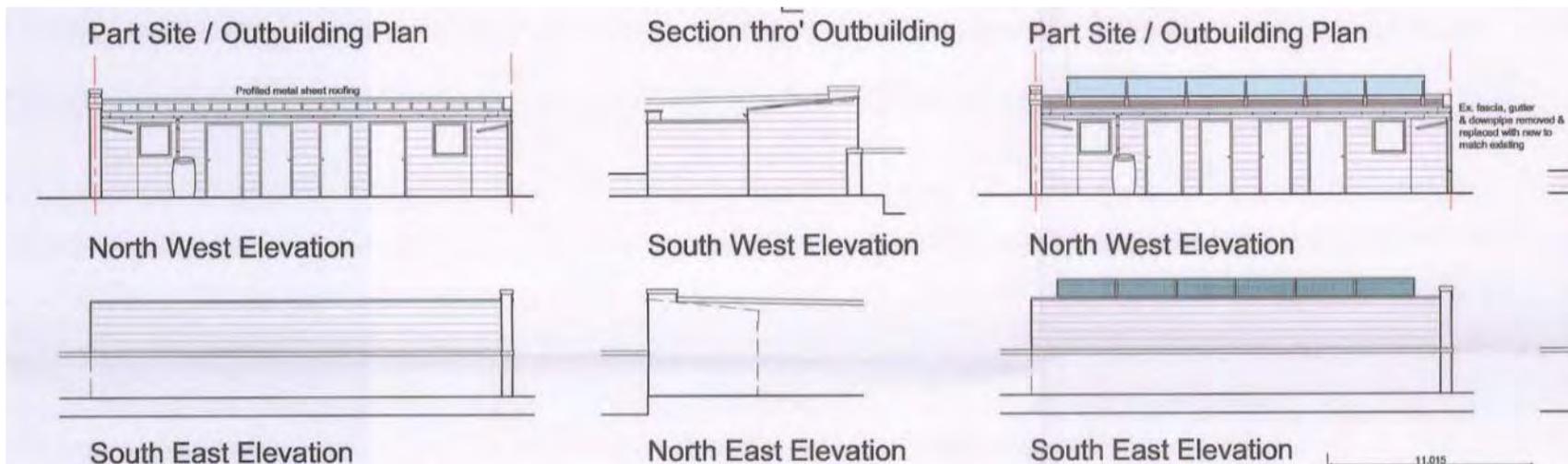


Replacement Roof and Installation of Solar PV Panels to Outbuilding
Applicant(s) : Mrs Elizabeth Wilson

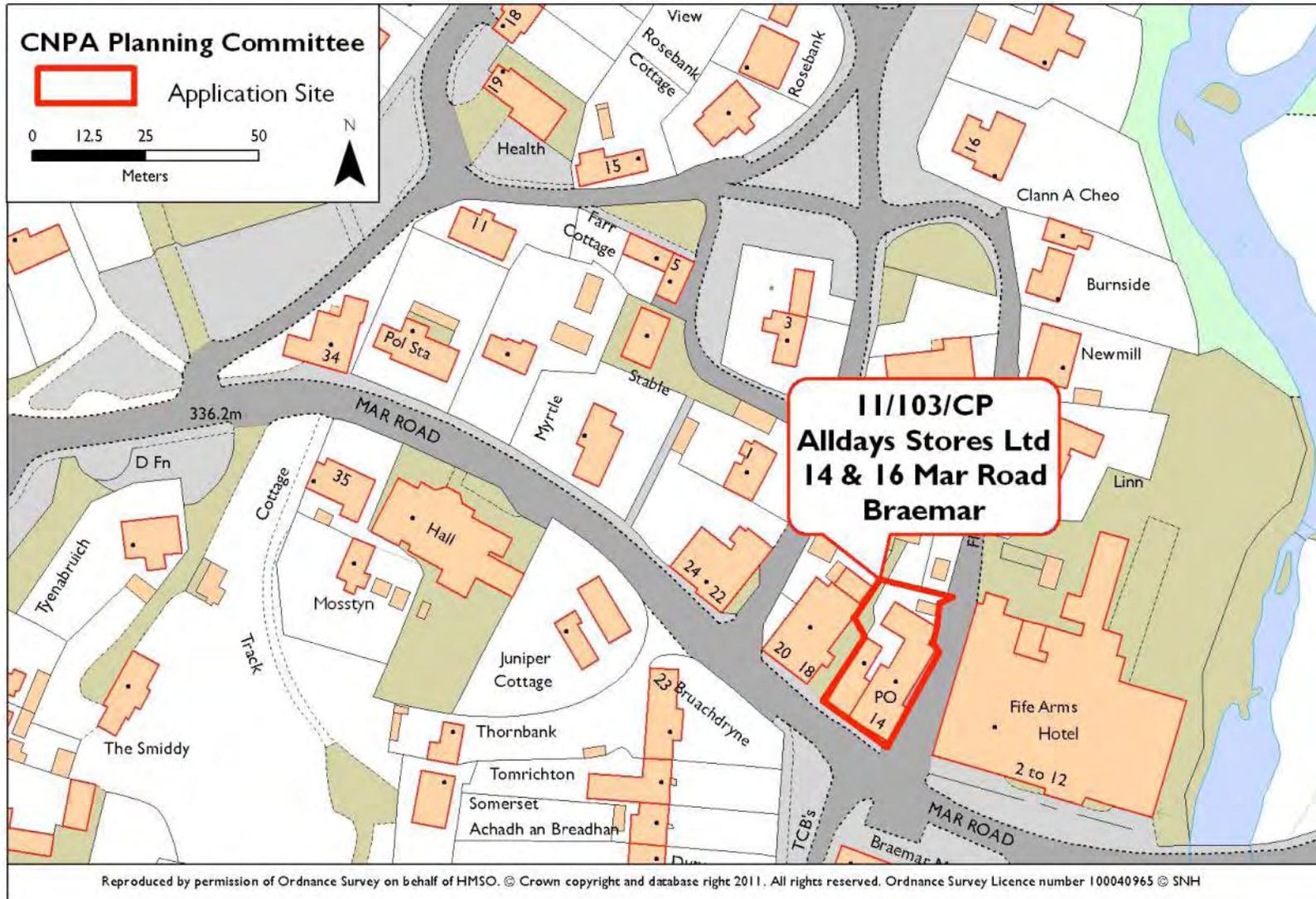


KEY POINTS :

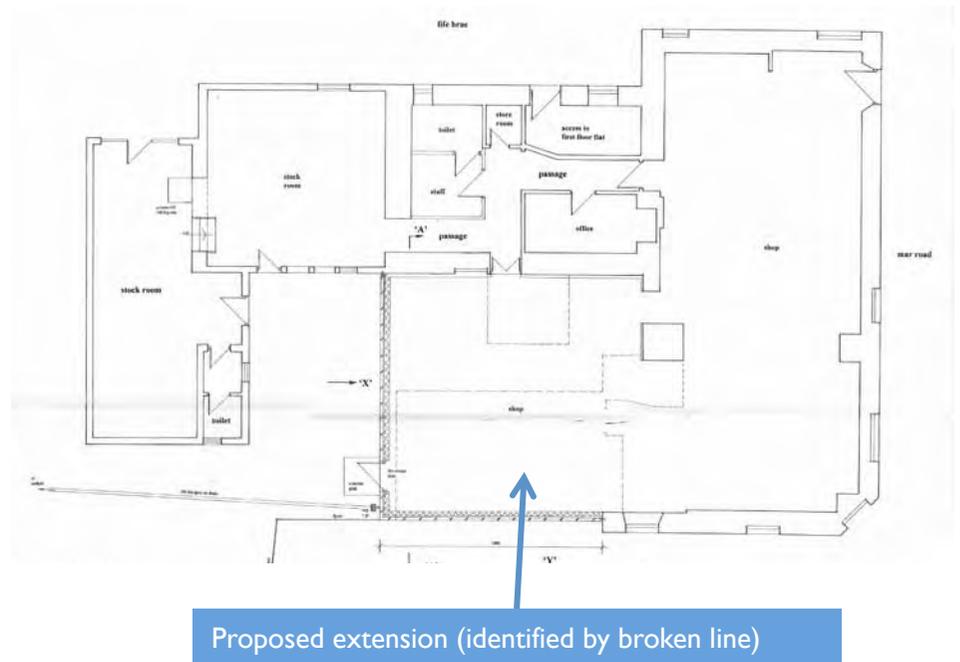
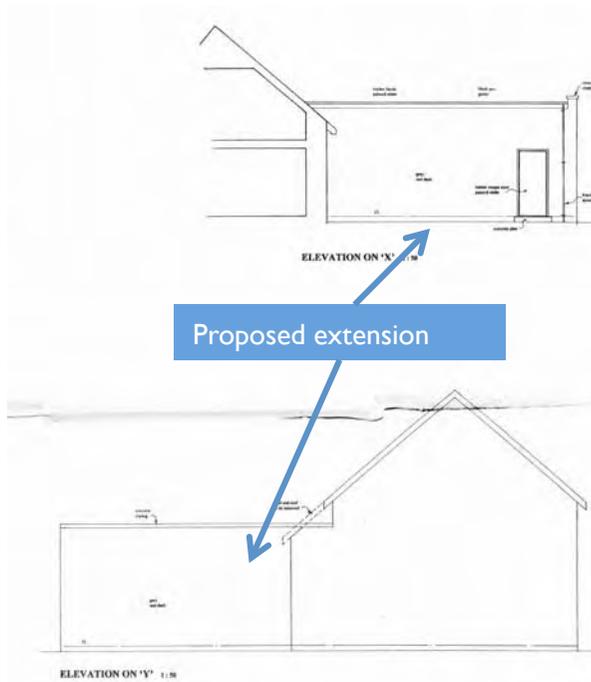
- The development proposal relates to an outbuilding which is positioned within the rear garden ground of a residential property on Viewfield Road in Ballater;
- The proposed site is within the Ballater Conservation Area;
- Profile metal sheeting is proposed on the replacement roof;
- 2 banks of solar panels are proposed to be positioned on the roof;
- The proposed development is of a minor nature and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2011/0999



Extension to Shop
Applicant(s) : Mar Estate

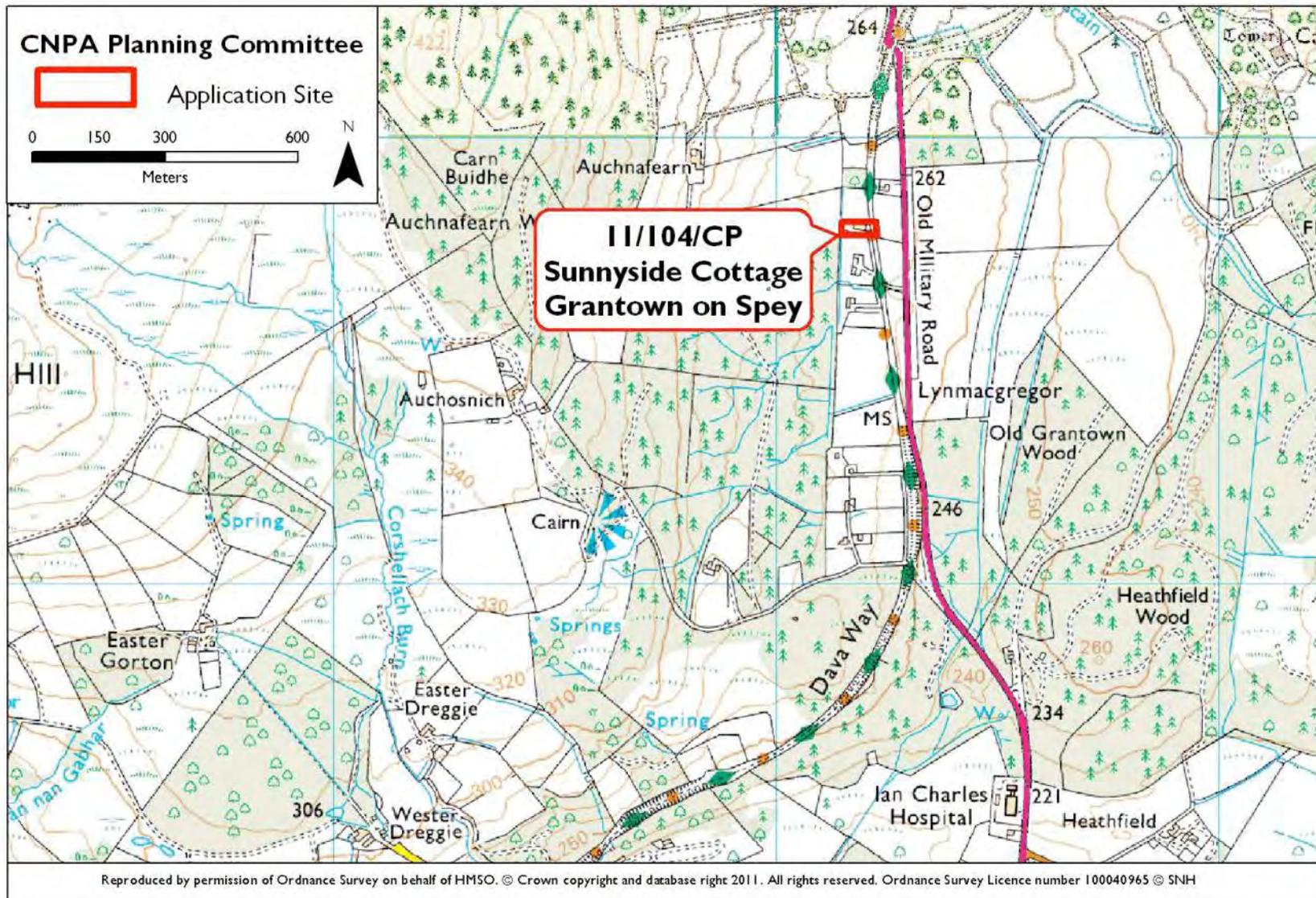


KEY POINTS :

- Planning permission is sought for an extension to the rear of the existing All Days retail premises in Braemar;
- The proposed extension is a single storey flat roof structure and it would create an enlarged retail space within the public area of the premises;
- The proposal is a relatively minor extension in an unobtrusive location to the rear of the existing retail premises and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2011/1029



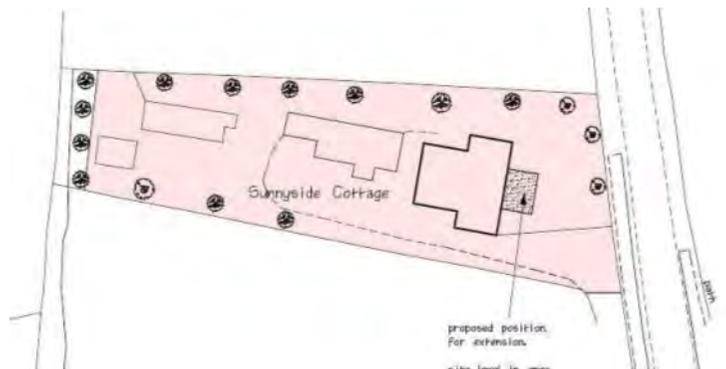
Removal of conservatory and erection of new extension
 Applicant(s) : Mr and Mrs M Morrison



north elevation



east elevation



KEY POINTS :

- The subject property is a traditional detached one and a half storey dwelling house;
- The proposal involves the removal of an existing conservatory and its replacement with a new extension on the front elevation of the dwelling house;
- The new timber clad extension would create a sun room at ground floor level and a bedroom on the first floor;
- The proposal is of a minor domestic scale and is not considered to raise issues of significance to the aims of the National Park.

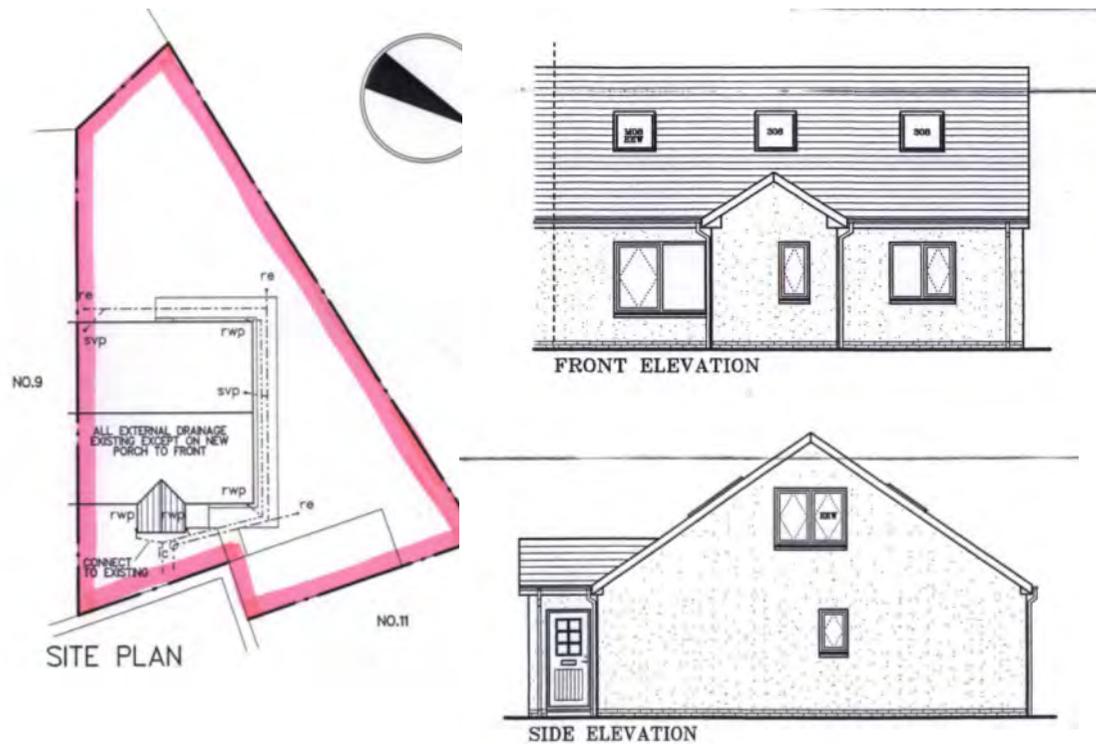
RECOMMENDATION : NO CALL IN

<http://wam.highland.gov.uk/wam/caseFile.do?category=application&caseNo=11/01156/FUL>



Erect porch to front, convert loft space to form additional accomodation with six velux windows on roof.

Applicant(s) : Mr Jason Hogg

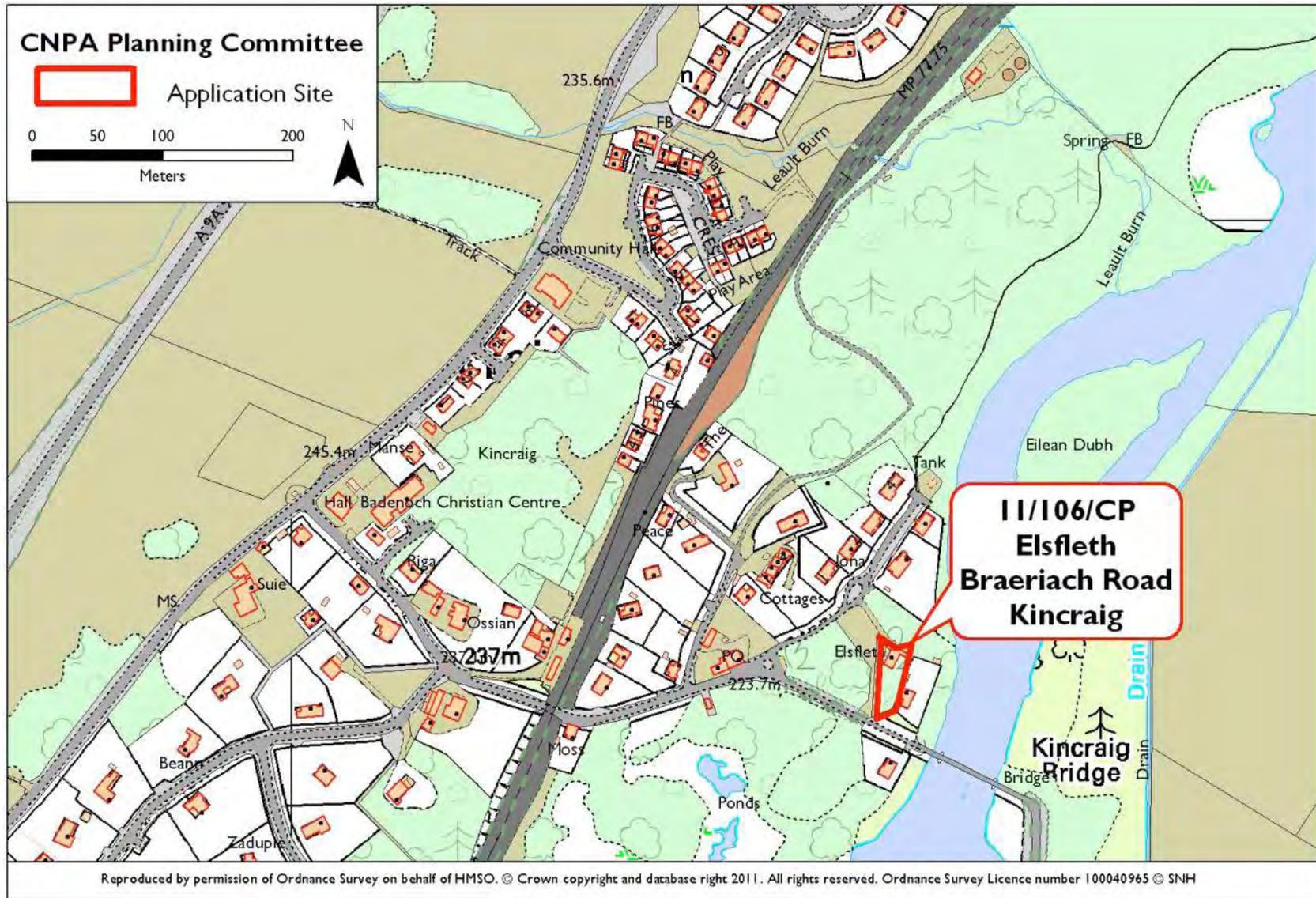


KEY POINTS :

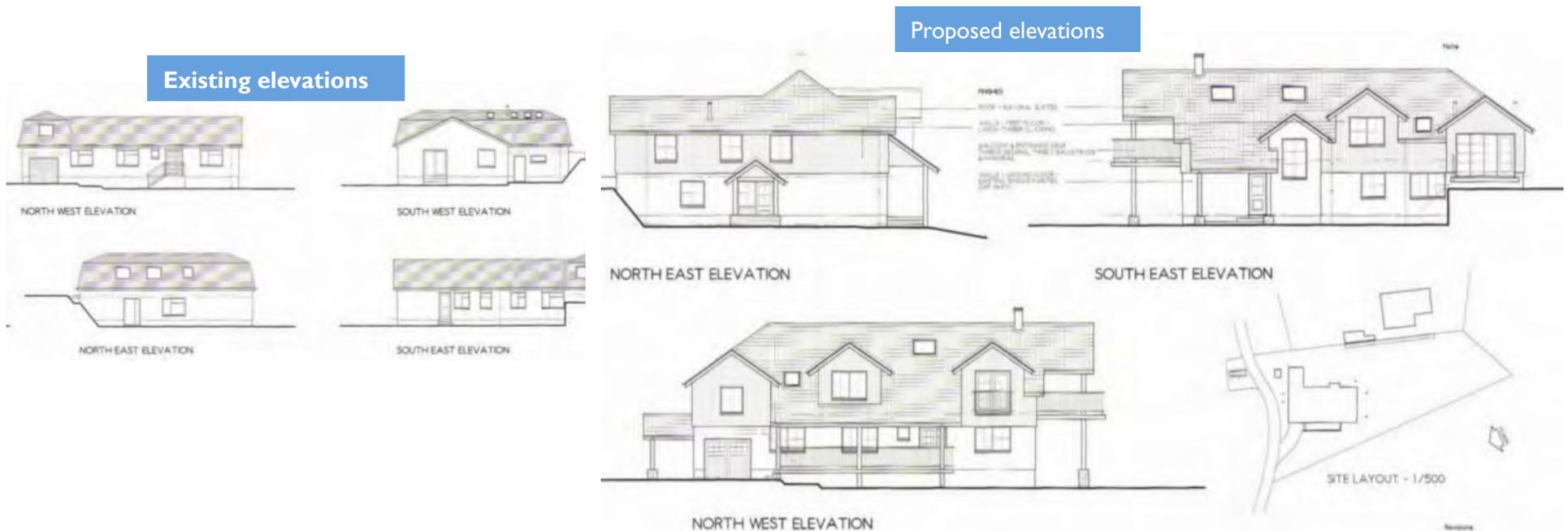
- It is proposed to install velux windows in the roof space of the semi detached dwelling house, in order to facilitate the conversion of the loft space to additional accommodation;
- A new pitched roof front entrance porch is also proposed;
- The proposal is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

<http://wam.highland.gov.uk/wam/caseFile.do?category=application&caseNo=11/01144/FUL>



Alter and extend house
 Applicant(s) : T Ahmed-Sheikd And N Mickel

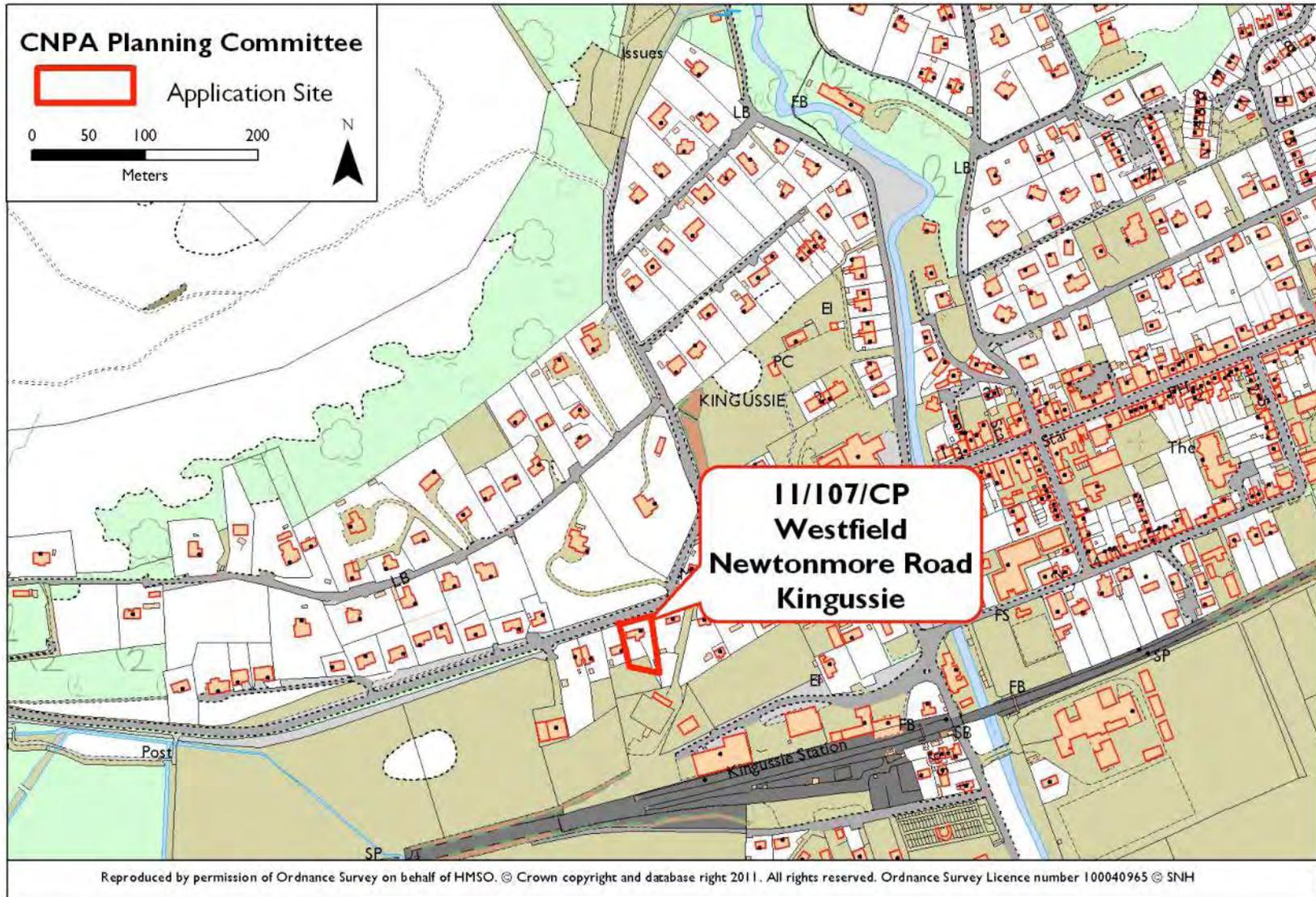


KEY POINTS :

- The existing dwelling house has the appearance of a single storey dwelling, although with a mansard roof in the rear elevation providing upper floor accommodation;
- The proposed alterations and extension to the dwelling house essentially raising the roof level to provide an entirely new, enlarged first floor. The alterations would also include a large balcony and entrance deck at first floor level;
- A render finish would be retained on the existing ground floor. The new upper floor accommodation would have an external finish of larch cladding, under a natural slate roof;
- Although substantially increasing the size of the existing dwelling house and altering the appearance, the proposed development is an extension to an existing residential property and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

<http://wam.highland.gov.uk/wam/caseFile.do?category=application&caseNo=11/01149/FUL>



Alterations and extension to house
Applicant (s) : Mr Scott Shiells

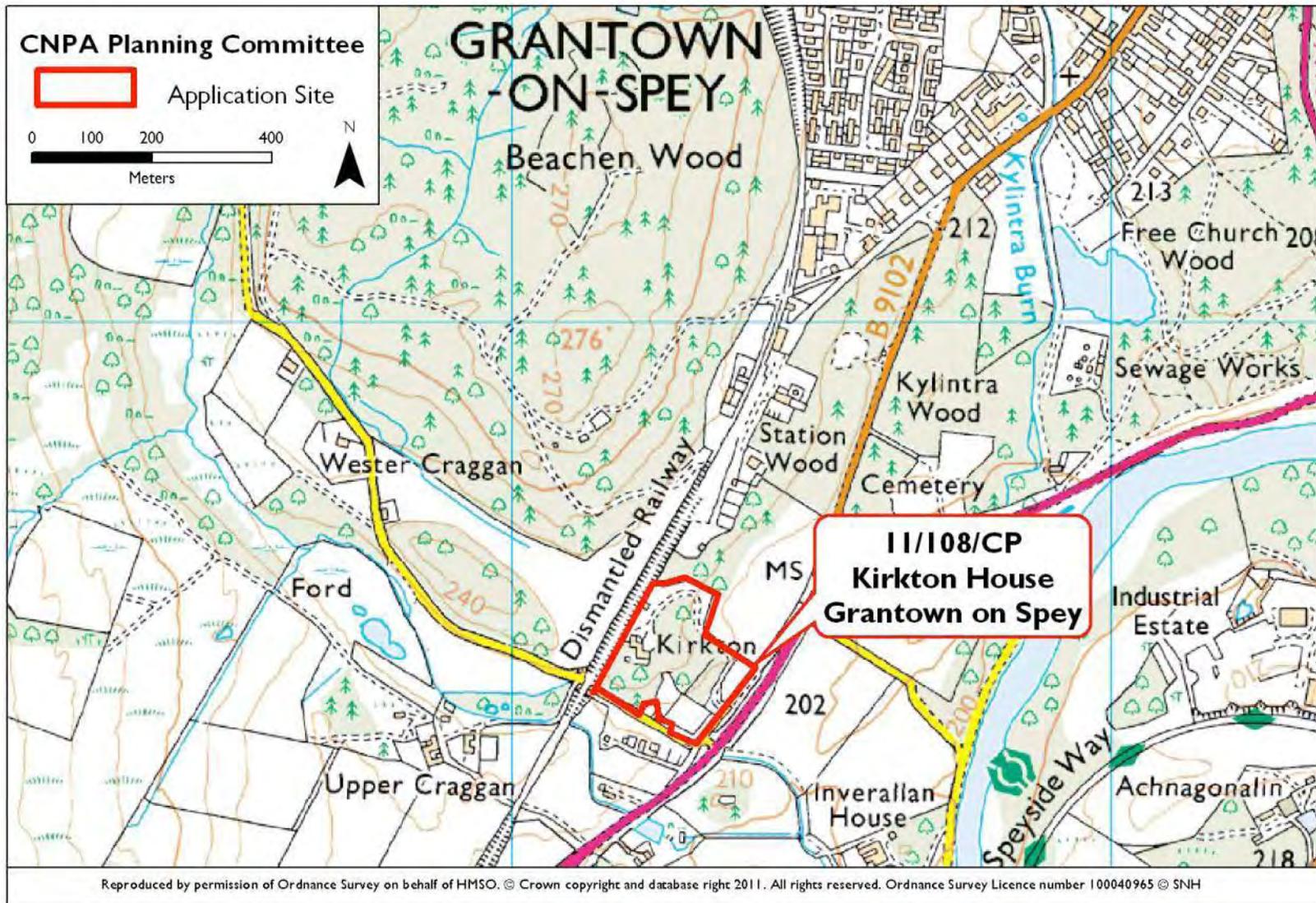


KEY POINTS :

- A single storey extension is proposed to the side and rear of the existing dwelling house. The new extension would accommodate increased kitchen and living space;
- The extension is proposed in a relatively well screened position;
- The proposal is a minor domestic addition to an existing residential property and it is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : Having regard to the natural stone finish on the existing traditional property and taking into account the potential visibility of partial areas of the proposed extension, particularly from the public road, it is suggested that materials which are more sympathetic to those of the existing dwelling house should be considered.



Extensions to house
 Applicants(s) : Mrs Helen Drummond

Existing northern elevation



Proposed northern elevation



NORTH ELEVATION



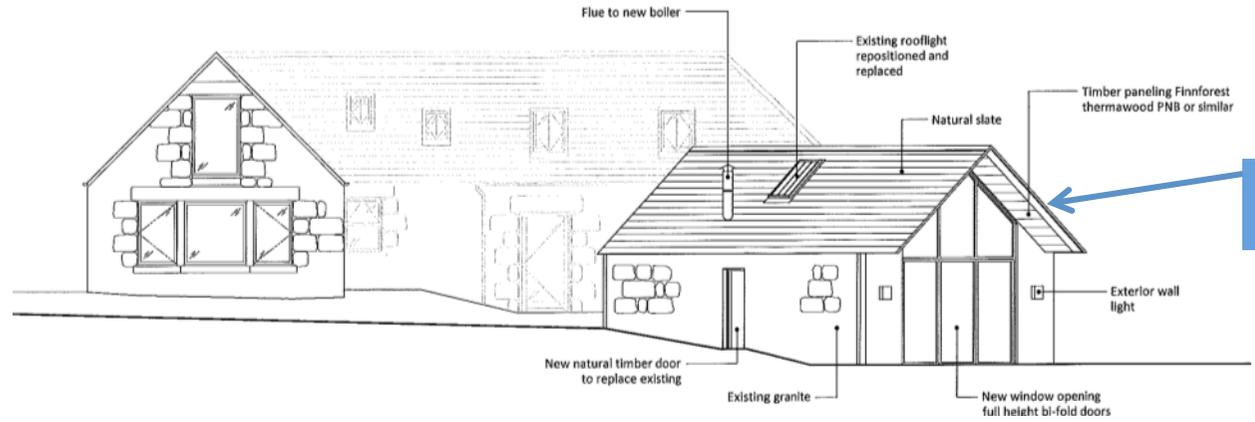
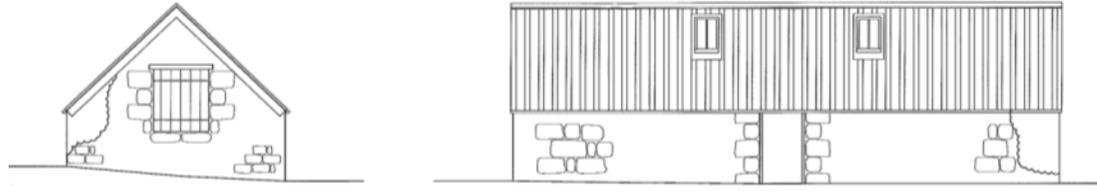


KEY POINTS :

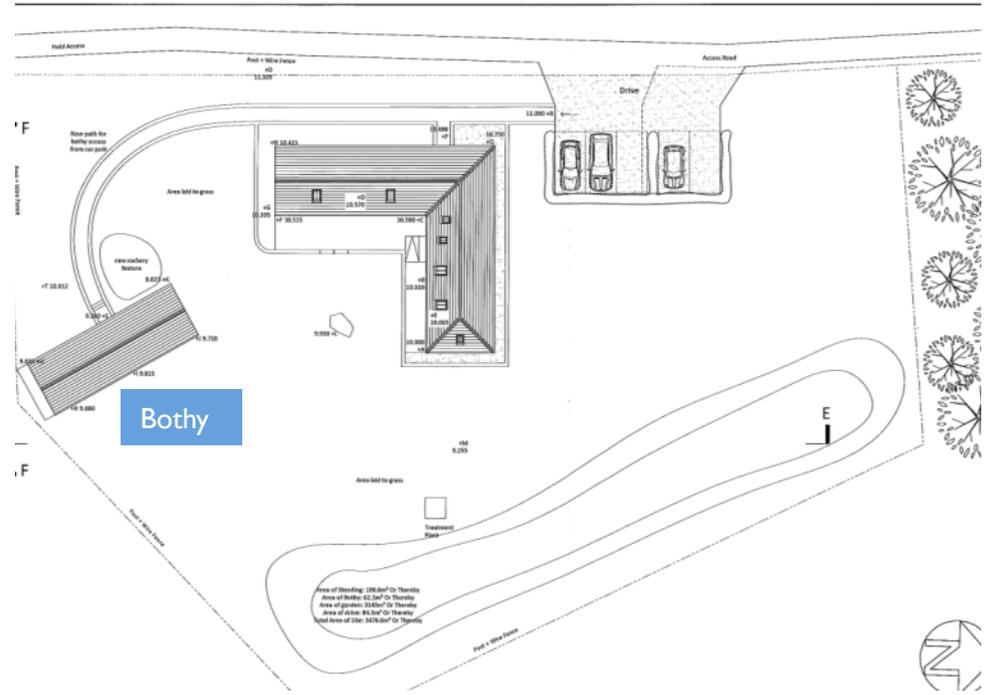
- Various works are proposed to Kirkton House, which is a two storey Edwardian residence, set in extensive garden grounds;
- The proposed extensions include the addition of a portico on the northern elevation, an external chimney breast (to create an inglenook) on the western elevation and a single storey extension on the rear (southern) elevation;
- All external finishes would match existing materials;
- The proposed works are of a domestic nature and are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

<http://wam.highland.gov.uk/wam/caseFile.do?category=application&caseNo=11/01135/FUL>



Proposed bothy conversion (with existing steading conversion shown in background)





KEY POINTS :

- The existing steading on the site has been converted to a residential property. The current proposal is for the conversion of a traditional stone bothy on the site to form Holiday Letting / Additional Accommodation for the existing dwelling house;
- The design of the proposed conversion involves relatively limited alterations to the form of the original structure, with the exception of the proposed treatment of the front elevation – extensive glazing is proposed, together with an extension of the roof , in order that the overhang would provide shelter.;
- The proposed works are generally sympathetic to the original character of the building and are visually consistent with the conversion works which have already taken place in the main steading conversion;
- The proposal is not considered to raise issues of significance to the aims of the National Park and no call in is recommended.

RECOMMENDATION : NO CALL IN

Recommended comments : In the event of consideration being given to the granting of planning permission, it is recommended that a condition is applied to ensure that the bothy conversion remains ancillary to the main dwelling house and is not disposed of separately.

http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2011/1067