
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

**Prepared by: KATHERINE DONNACHIE
(SENIOR PLANNING OFFICER,
DEVELOPMENT MANAGEMENT)**

DEVELOPMENT PROPOSED: ERECTION OF FOUR DWELLINGHOUSES (CHANGE OF HOUSE TYPES) PREVIOUS APPLICATION APP/2007/4373 and 07/444/CP AT PLOTS 17, 22, 23 & 25, SITE AT GLENSHEE ROAD, BRAEMAR

REFERENCE: 2012/0209/DET

APPLICANT: BRIAN WATT, SPRINGFIELD PROPERTIES PLC, ALEXANDER FLEMING HOUSE, 8 SOUTHFIELD DRIVE, ELGIN

DATE CALLED-IN: 22 JUNE 2012

RECOMMENDATION: APPROVE WITH CONDITIONS

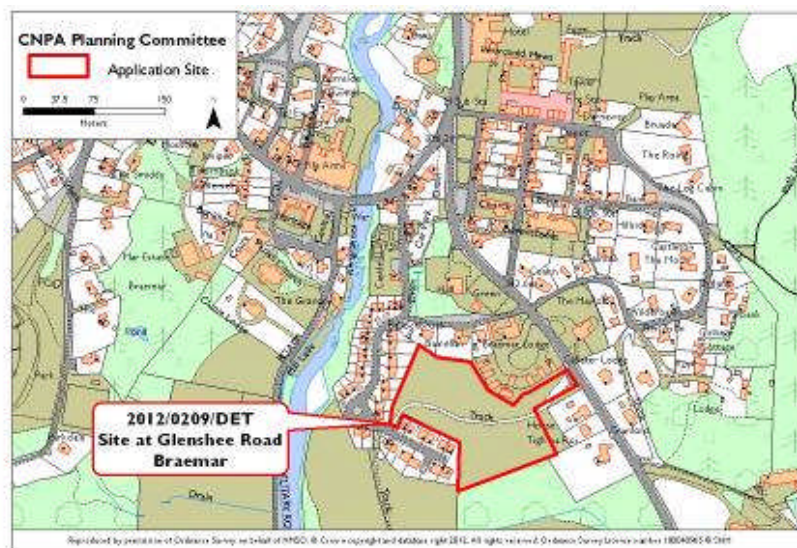


Fig. 1 - Location Plan

SITE DESCRIPTION AND PROPOSAL

1. This application seeks full planning permission to amend a number of house types on an approved housing development in Braemar. The overall site is located on the southern edge of the village, within the designated Conservation Area and on land designated for housing in the Local Plan. It takes access off Glenshee road to the immediate east, and is bounded to the north west and partly to south by housing. To the south of part of the site is woodland with a caravan site beyond. A copy of the site layout is shown in Figure 2 below which also shows the four plots where revisions are proposed.



Fig 2: Site Plan

2. The Cairngorms National Park Authority (CNPA) previously granted full planning permission in 2010 for the erection of 25 houses on this designated housing site. (Reference 07/444/CP) with decision notice issued in 2011 following signature of legal agreements covering affordable housing and developer contributions. To date the show house located at the entrance to the site has been completed with foundations now in for a number of other house plots.
3. The changes to the house types can be summarised as follows:
 - Plot 25 –this one and half storey house will be “handed” on the site with the access and garage now located on the east side with access point onto the estate road changed accordingly. The house position will be slightly different. A new pitched roof sun lounge measuring some 4 metres by 3.6 metres is proposed on the south west (rear) side of the house. An external chimney stack is shown on the side (south west) elevation – external chimney stacks for all house types on the

development were previously approved as non material variations. This plot is bounded to the north east by the woodland adjacent to Schiehallion and to the south by woodland. To the west are the foundations of the house on plot 24.

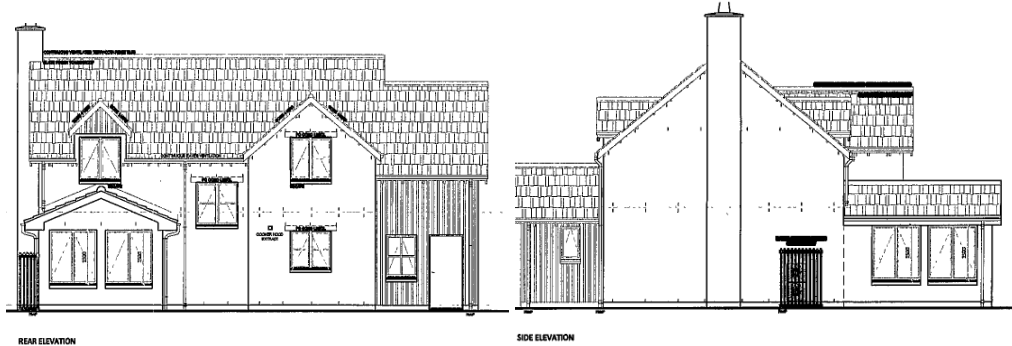


Fig 3: Proposed House Type Plot 25

- Plots 22 and 23 – addition of lean to roofed utility room extensions to rear of the two houses measuring some 2 metre by 5.7 metres in total. External chimney stacks on both gables are also shown to accommodate servicing for wood burning stoves. Dormers previously proposed to the rear of the houses are being deleted. The plots are bounded on both sides by new house plots and to the rear by woodland.

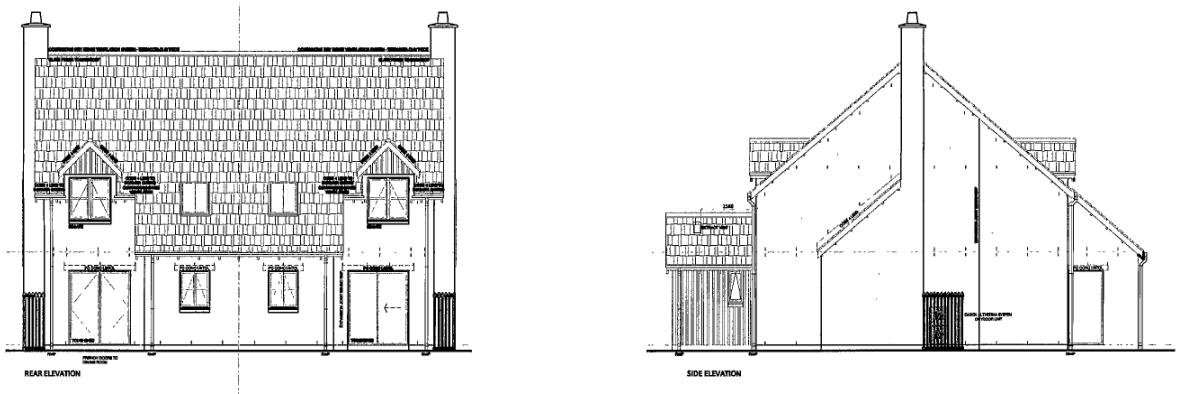


Fig 4: Proposed House Types Plots 22 and 23

- Plot 17 – addition of pitched roof sun lounge (measuring 4 metres by 3.6 metres) is proposed to south of house adjacent to internal access roadway. The single garage as originally proposed to the north west of the house is to be enlarged to form a double garage, with an external chimney stack shown. A dormer window is proposed on the rear elevation above the extended garage – this will serve a bedroom. This plot is a corner plot bounded by roads on north and east sides, existing housing to rear (south west) and new house plot proposed to north west.

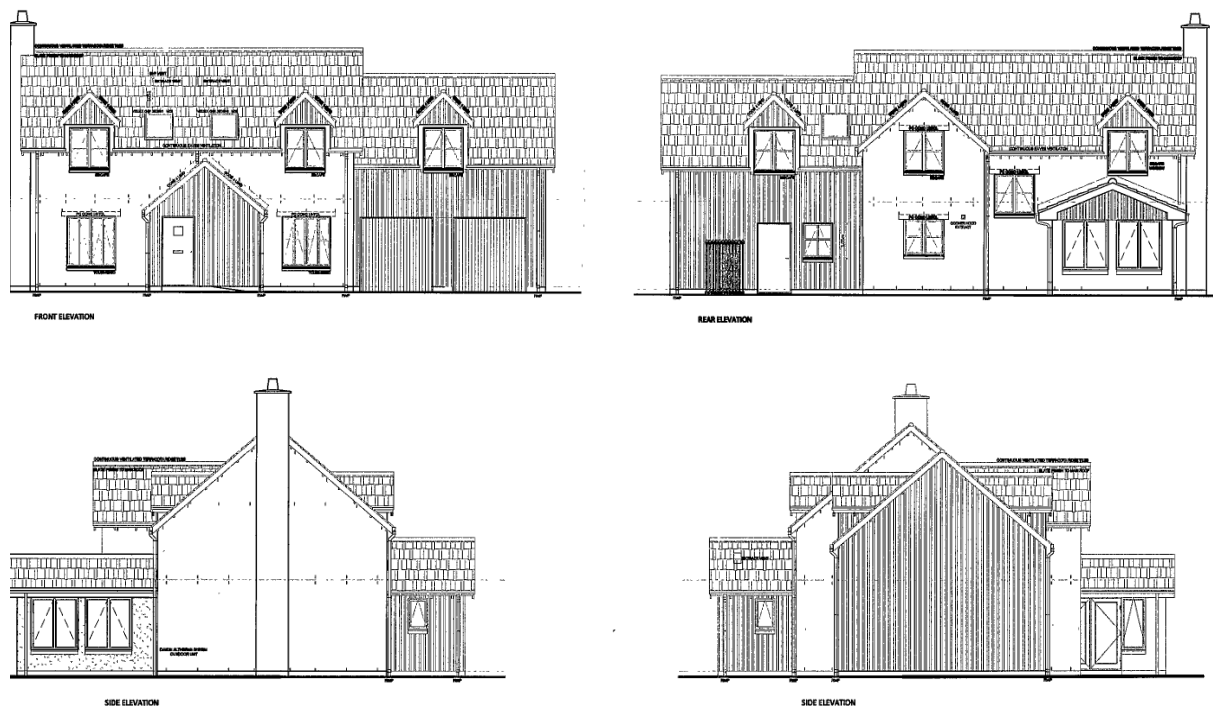


Fig 5: Proposed House Type Plot 17

4. No other changes to the wider layout are proposed and external finishes are as previously shown, being slate roofs, wet dash harled walls and wooden windows.
5. Servicing remains as existing, with access taken off the newly formed estate roadway which is still under construction. Connections to public water and drainage supplies are proposed with disposal of surface water by means of sustainable urban drainage systems. Developer contributions were agreed with the earlier application.

DEVELOPMENT PLAN CONTEXT

National Policy

6. **Scottish Planning Policy (SPP)** is the statement of the Scottish Government's policy on nationally important land use planning matters. It sets out that planning authorities are encouraged to take a positive approach to development, recognising and responding to economic and financial conditions in considering proposals that would contribute to economic growth and has the basic "to achieve the right development in the right place." The importance of good standards of design is highlighted throughout.

7. National Parks are also discussed under the heading of national designations, and the four aims of the Park are outlined and it is noted that “in circumstances where conflict between the objectives arises and cannot be resolved, the 2000 Act requires that the conservation of the natural and cultural heritage should take precedence.”

Strategic Policies

Cairngorms National Park Partnership Plan 2012-2017

8. The Cairngorms National Park Plan sets out the vision and overarching strategy for managing the Park and provides focus and priorities at a time of limited financial resources. The Plan also provides a strategic context for the Local Development Plan and shows how the four aims of the National Park can be achieved together. It sets out the strategic direction and priorities for the Park.
- Three long term outcomes for the Park are set out as follows:
- A sustainable economy supporting thriving businesses and communities;
 - A special place for people and nature with natural and cultural heritage enhanced; and
 - People enjoying the park through outstanding visitor and learning experiences.
9. These outcomes address the interaction of the three main characteristics of the National Park these being that the Park is an internationally important area for nature conservation; a fragile rural economy, and an internationally known tourism destination. Recognising the relationship of these outcomes is at the heart of the National Park. A series of work programmes to help deliver the outcomes is set out in the Plan.
10. The Plan sets out that new buildings should complement or enhance the setting of older buildings, including the settlement pattern and character.

Local Plan

Cairngorms National Park Local Plan (2010)

11. The Cairngorms National Park Local Plan was formally adopted on 29th October 2010. The full text can be found at : <http://www.cairngorms.co.uk/parkauthority/publications/results.php?publicationID=265>

12. New development requires to be assessed in relation to all policies contained in the Plan. In this case the site lies within the designated settlement of Braemar and is designated (under H1) for housing. It also lies within the Conservation Area. In this case the principle of housing development is established with servicing previously agreed. Consequently key planning policies are set out below:
13. Policy 10 - Conservation Areas which seeks to ensure that design, materials and layout is appropriate to the Conservation Area and its setting.
14. Policy 16 – Design Standards for Development which again requires new development to reflect and reinforce the traditional character of the area, reinforce the local vernacular and local distinctiveness whilst encouraging innovation in design and use of materials. Also that the principles set out in the Sustainable Design Guide are followed.
15. Policy 20 - Housing Development within Settlements. This generally supports new housing within settlements subject to compliance with other policies.
16. Policy 24 – House Extensions and Alterations which supports new extensions unless they adversely affect the appearance and character of the dwelling/surrounding area or the amenity of residents.

Supplementary Planning Guidance

17. In addition to the adoption of the Cairngorms National Park Local Plan (2010) on 29th October 2010, a number of Supplementary Planning Guidance documents were also adopted. Guidance contained in the Sustainable Design Guide which seeks to ensure high standards of design and resource efficiency.

CONSULTATIONS

18. **Aberdeenshire Council’s Roads Development Service** were consulted and have no objections subject to standard planning conditions being imposed relating to parking and access.
19. **Braemar Community Council** have been consulted and no response has been received to date.

REPRESENTATIONS

20. The proposed development was advertised in the Deeside and Donside Piper and no representations were received

APPRAISAL

21. The principle of housing development on this site is well established with details of house types and servicing previously approved. It is therefore only the detail of the design changes, which involve relatively minor additions, which are under consideration now.
22. In this regard the proposed alterations have little effect on the amenity or privacy of adjacent householders due to the orientation of existing and proposed houses here together with future landscaping proposals. The only likely privacy issue which would arise would be from the sun lounge windows and in these cases (plot 25 and 17) no particular issues are raised with proposed hedging helping to ensure privacy in the case of plot 17. Similarly the utility room extension to plots 22 and 23 has little impact.
23. The design of the utility room extension on plots 22-23 incorporates a pitched lean too roof which ties in well with the main house. Similarly the extended garage to the side of the house on plot 17 fits in with the proportions and design of the house here.
24. The sun lounges, however, do not appear as part of a integrated design, but rather visually look to be added on due to the detail of the roof pitch, and the proportions of windows which do not match the proportions used in the houses. Whilst it could be argued that the sun lounges are not readily visible to public view, this site is located within a Conservation Area within the National Park where the highest standard of design is sought.
25. Accordingly amendments to the design to try and ensure it matches in better have been sought by way of use of more wood, changes to window proportions and removal of heavy eaves features, in order to achieve a simpler, visually “lighter” design. The applicants have agreed to consider these suggestions and revised plans should be available by the time of the Planning Committee meeting.
26. In these circumstances these relatively minor changes are considered to comply with planning policies for design and Conservation Areas, and approval is recommended subject to revised plans being submitted to cover the points highlighted in paragraph 15 above.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

27. Providing amendments are achieved to the sun lounge designs the proposals are considered to be positive in relation to the house designs here, which have previously been agreed by the CNPA as being consistent with the character and built heritage of the area.

Promote Sustainable Use of Natural Resources

28. The developments incorporate use of wood burning stoves and use of wood finishes with the original proposals indicating that construction materials would be sourced locally where possible.

Promote Understanding and Enjoyment of the Area

29. The proposed development does not involve promotion of these interests, other than promoting housing opportunities. However it does not detract from the enjoyment or understanding of the area.

Promote Sustainable Economic and Social Development of the Area

30. The changes to the house types applied for are in response to customer requests with the provision of new housing within Braemar helping to support the social development of the area by introducing more housing choice, and supporting economic development in terms of ongoing house building opportunities.

RECOMMENDATION

That Members of the Committee support a recommendation to GRANT planning permission for subject to:

- (a) **Revised plans being submitted to show the design of the sun lounges revised to delete overhanging eaves, use wooden finishes and amend window proportions to match approved house types**
(b) **the following conditions : -**

1. The development to which this permission relates must be begun within 3 years from the date of this permission.

Reason: To comply with Section 58 of the Town and Country (Scotland) Planning Act 1997 or as amended by the Planning etc. Scotland Act 2006.

2. No house hereby approved shall be occupied until its access and parking has been provided in accordance with the approved site plans.

Reason: To ensure that adequate parking and access provision is made in the interests of road safety.

3. No house hereby approved shall be occupied until such time as details of the landscaping of its plot have been submitted to and approved by the Cairngorms National Park Authority as Planning Authority. These details to reflect principles established with the previous detailed consent on this site (Reference 07/444/CP). The landscaping shall thereafter be implemented in accordance with the approved plans in the first planting season following completion or occupation of the house to which it relates whichever is the sooner. Any trees, shrubs or hedging which in

the opinion of the Planning Authority are dying, being severely damaged or becoming seriously diseased within 3 years of planting shall be replaced by trees or shrubs of similar size and species.

Reason: In order to ensure an appropriate setting is provided for the development in accordance with planning policies.

4. Surface water from each house shall be connected to the approved surface water disposal scheme as approved by the original planning consent reference 07/444/CP.

Reason: In the interests of public safety and amenity, in accordance with planning policies.

5. The external finishes of the developments hereby approved shall be natural slate roofs, wet dash harl and timber stained windows stained dark green or grey.

Reason: In the interests of visual amenity within Braemar Conservation Area, in accordance with Local Plan policies

Advice Notes

1. Please note that all terms and conditions of the original planning consent issued by the Cairngorms National Park Authority apply, for example landscaping and drainage requirements. (reference 2007/444/CP)
2. Please note the comments of Aberdeenshire Council Roads Development Officers regarding surface water arrangements and the need for road bonds.

Katherine Donnachie

planning@cairngorms.co.uk

25 July 2012

The map on the first page of this report has been produced to aid in the statutory process of dealing with planning applications. The map is to help identify the site and its surroundings and to aid Planning Officers, Committee Members and the Public in the determination of the proposal. Maps shown in the Planning Committee Report can only be used for the purposes of the Planning Committee. Any other use risks infringing Crown Copyright and may lead to prosecution or civil proceedings. Maps produced within this Planning Committee Report can only be reproduced with the express permission of the Cairngorms National Park Authority and other Copyright holders. This permission must be granted in advance.