

# Disclaimer

For the purposes of this presentation, some of the application plans may have been cropped to enable a clearer display of detailed areas of the proposed development.

Further information regarding planning applications, including the original plans, can be viewed at:

[Aberdeenshire Council](#)

[Angus Council](#)

[Highland Council](#)

[Moray Council](#)

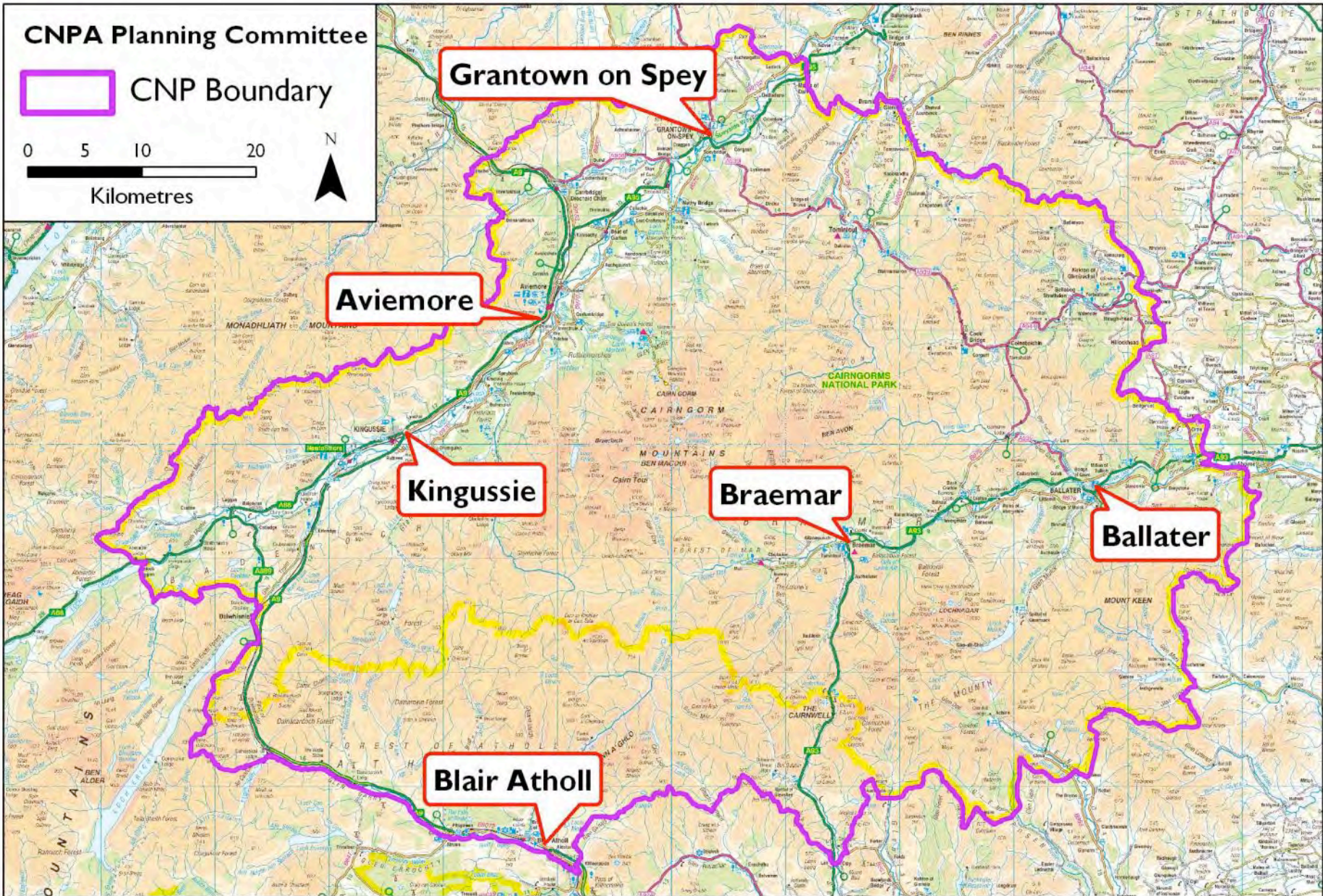
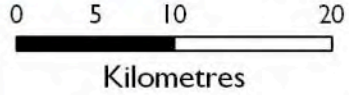
[Perth & Kinross Council](#)

Website links in this presenter are for your convenience to provide further information. These websites are not under the control of the CNPA and we are not responsible for the contents or availability of any other websites to which we provide a link.



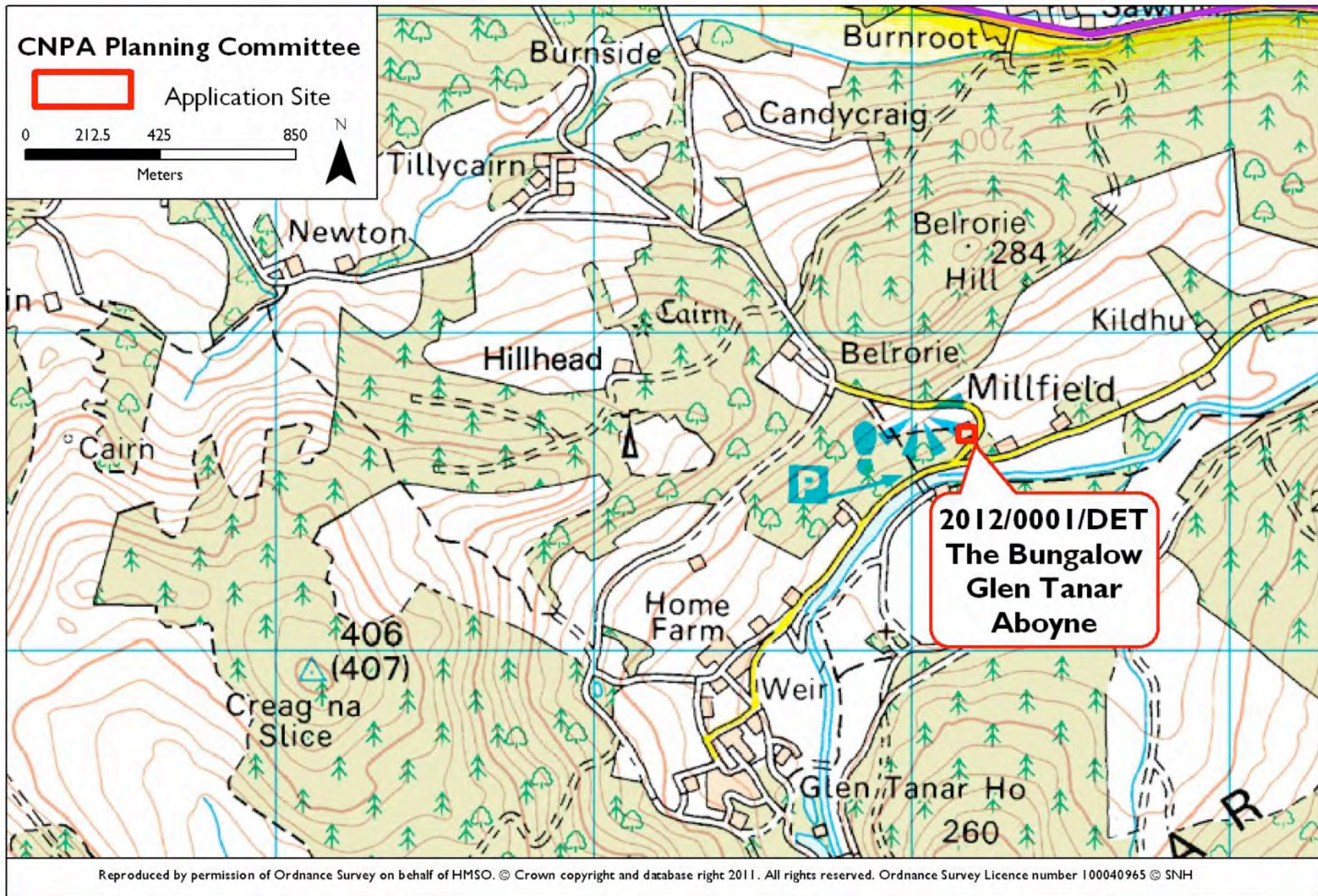
CNPA Planning Committee

 CNP Boundary



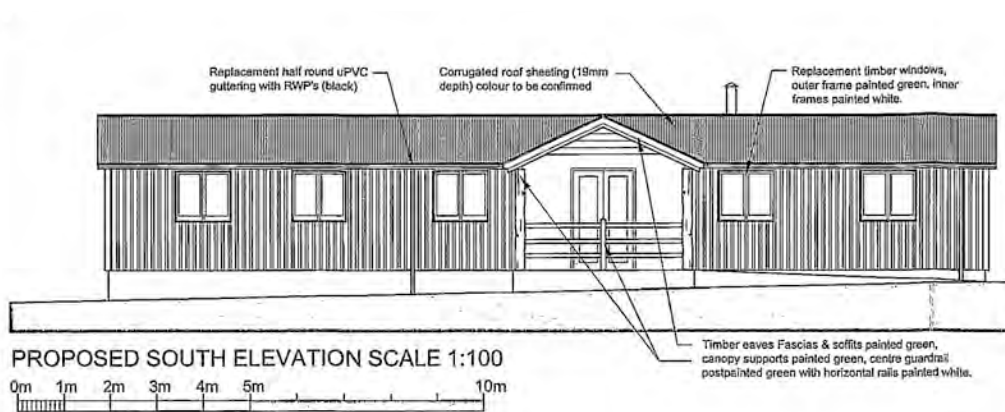
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Applicant (s) : Glen Tanar Estate  
 Proposal : Alterations and extension to dwellinghouse



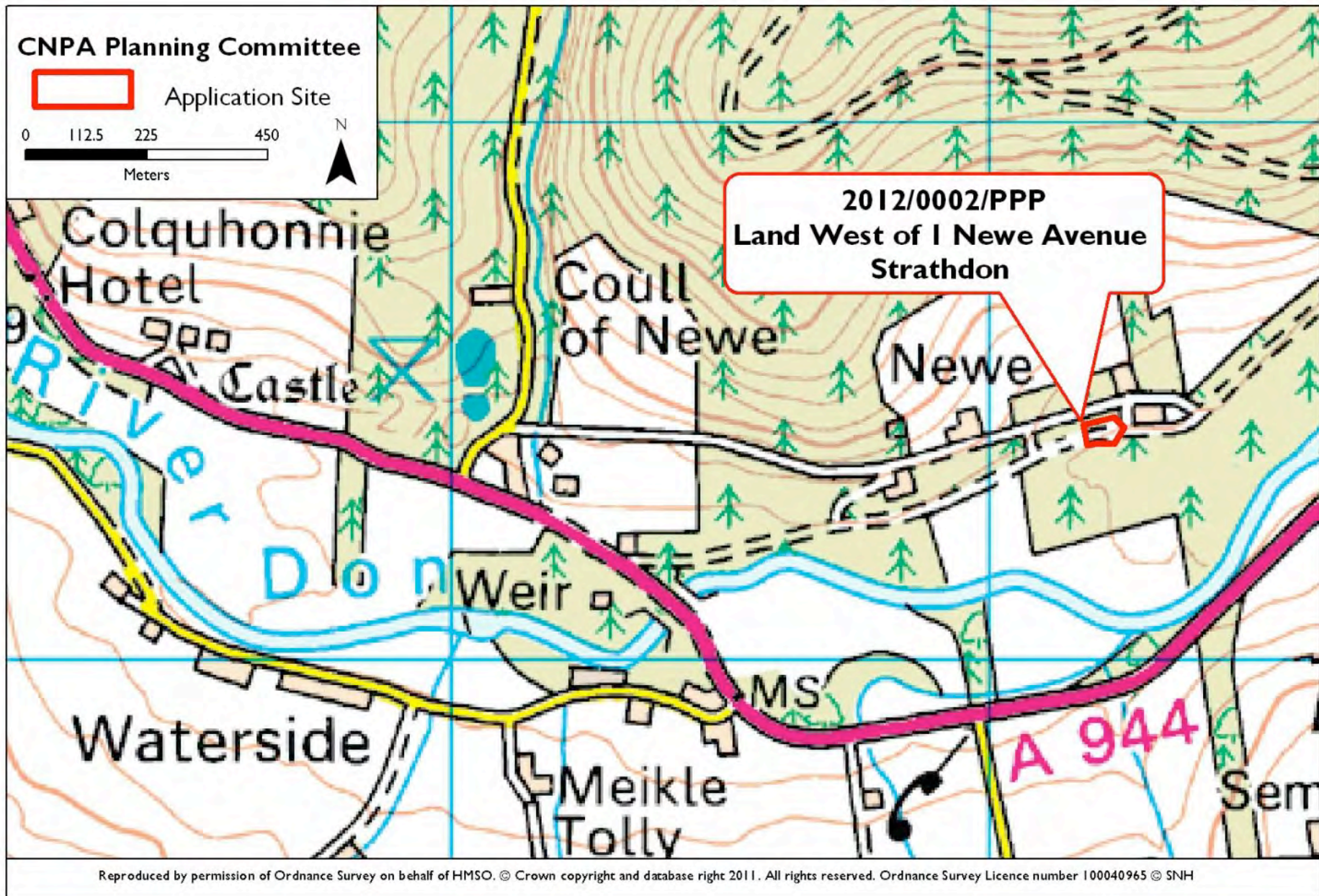


### KEY POINTS :

- Planning permission is sought for alterations and extension to a dwellinghouse on Glen Tanar Estate;
- The property is known as 'The Bungalow' and is a timber clad 'log cabin' style structure;
- The existing 'lean to' front verandah would be removed and replaced with a new larger decked verandah, with a pitched roof;
- Small existing extensions to the rear of the property would also be demolished and replaced, in order to facilitate various alterations to the accommodation layout. The proposed works would result in the creation of a large open plan kitchen / dining/ living space, and two bedrooms, replacing several smaller rooms;
- It is also proposed to replace the external cladding with larch.
- The proposed works are domestic in nature and are not considered to raise issues in relation to the aims of the National Park.

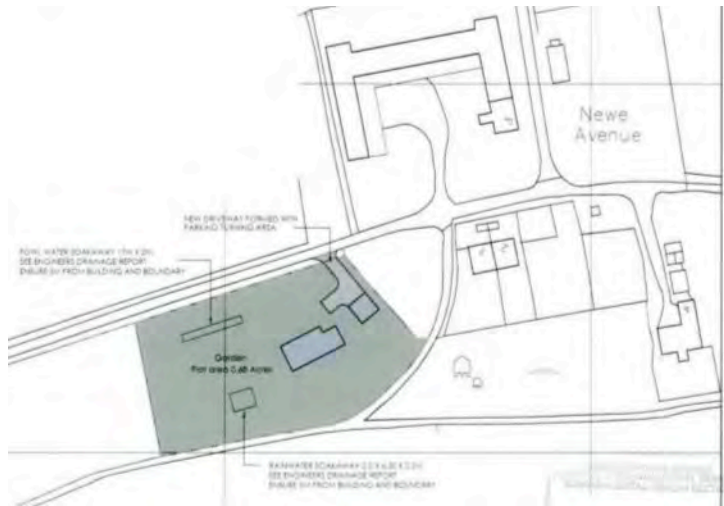
### RECOMMENDATION : NO CALL IN

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Applicant(s) : Mr. and Mrs. Purkis  
 Proposal : Erection of dwellinghouse and garage





Proposed site



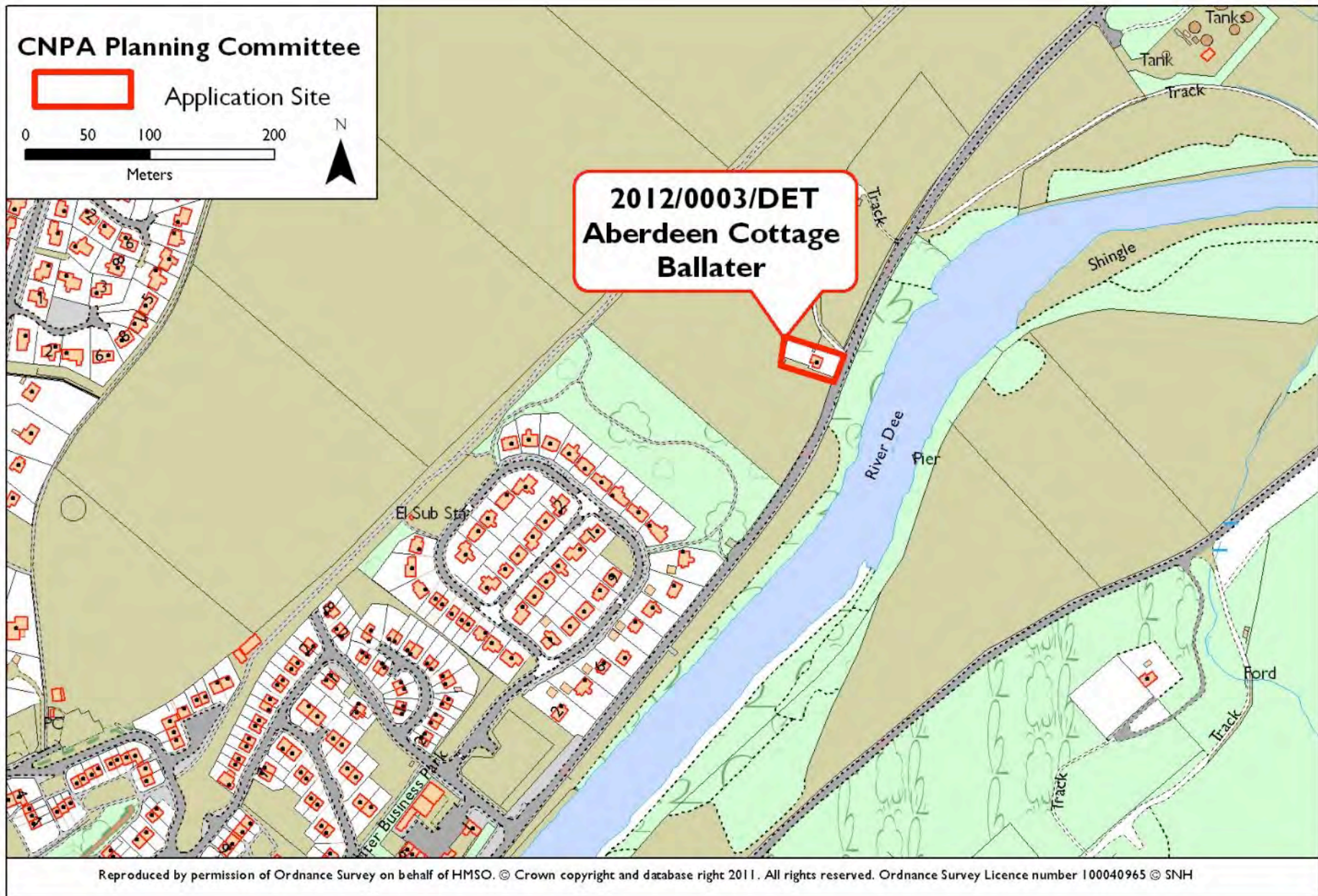
Approved 3 houses layout adjacent to proposed site

**KEY POINTS :**

- Planning Permission in Principle is sought for the erection of a dwellinghouse and garage on land at Newe Avenue in Strathdon;
- The subject site is adjacent to land on which planning permission has been granted for three dwelling houses (Aberdeenshire Council planning ref. no. APP/2008/0507 refers). A steading, the majority of which has been converted to residential use is located on the opposite site of the access track, and there are also a number of other properties in the vicinity;
- The proposed development for a single house may potentially comply with CNP Local Plan Policy 21 – Housing Development in Rural Groups. It is not considered to raise issues of significance to the aims of the National Park.

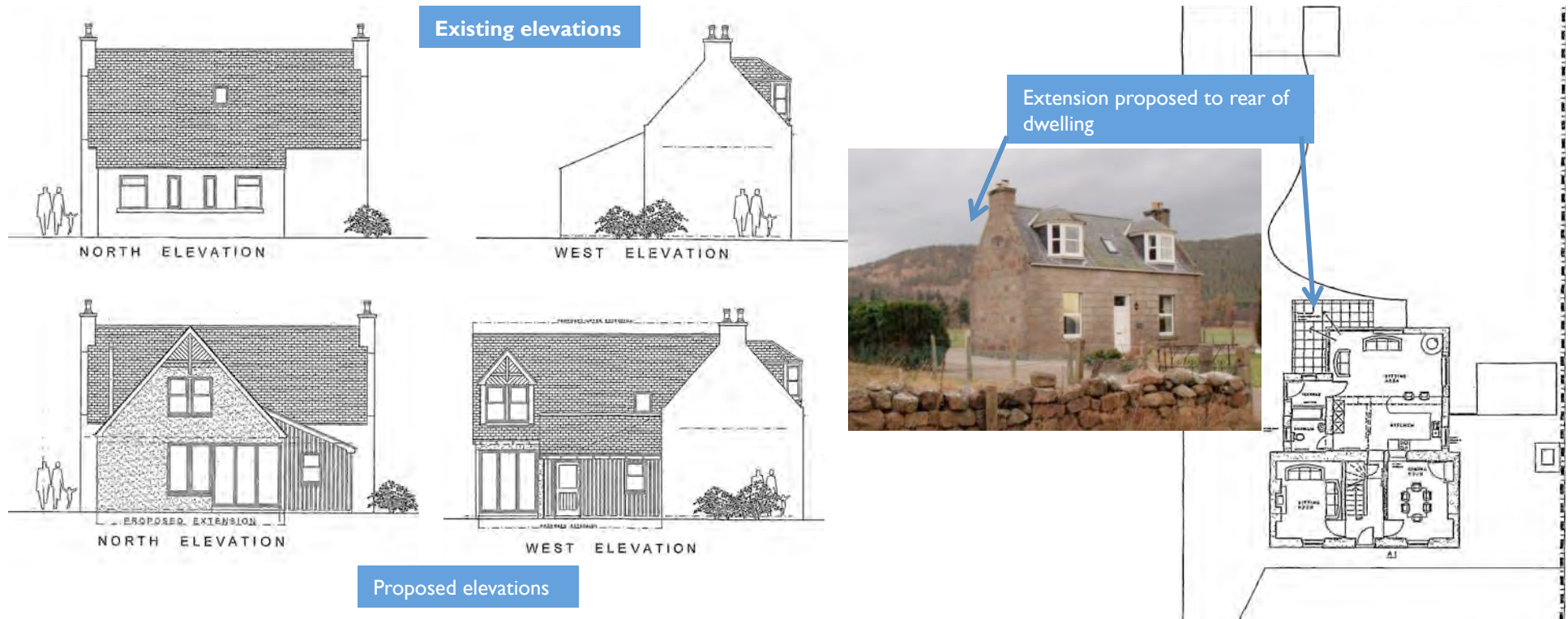
**RECOMMENDATION : NO CALL IN**

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Applicant(s) : G & S Wood  
 Proposal : Alterations and extension to dwellinghouse





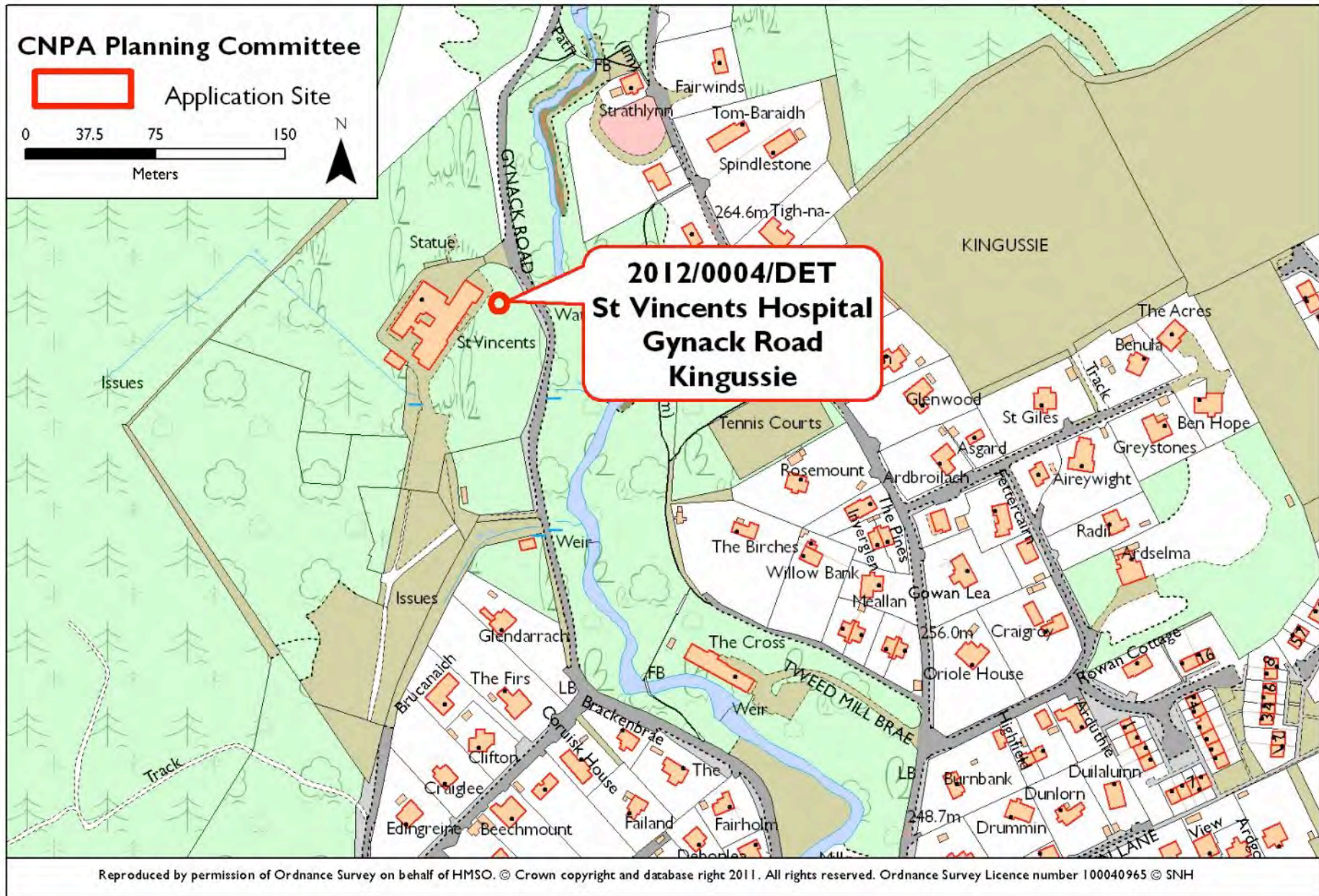
### KEY POINTS :

- Planning permission is sought for alterations and an extension to Aberdeen Cottage, which is located on the A93, a short distance to the east of Ballater;
- Some renovation work has recently been undertaken at the traditional one and a half storey dwelling;
- The proposed development includes the demolition of a small single storey 'lean to' extension to the rear of the property and its replacement with a larger one and a half storey pitched roof extension and also a small 'lean to' on the side of the extension'
- The finishes on the proposed extension would be timber cladding and wet dash harling, with white uPVC windows to match the existing;
- The proposed development is of a domestic nature and is not considered to raise issues of significance to the aims of the National Park.

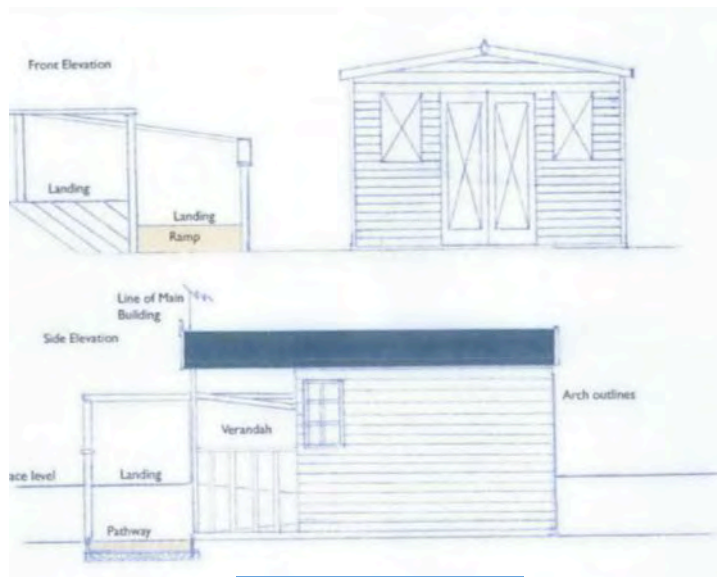
### RECOMMENDATION : NO CALL IN

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Applicant(s) : Kingussie and Vicinity Community Council  
 Proposal : Erection of summer house and access walkway



Proposed elevations



Proposed site layout

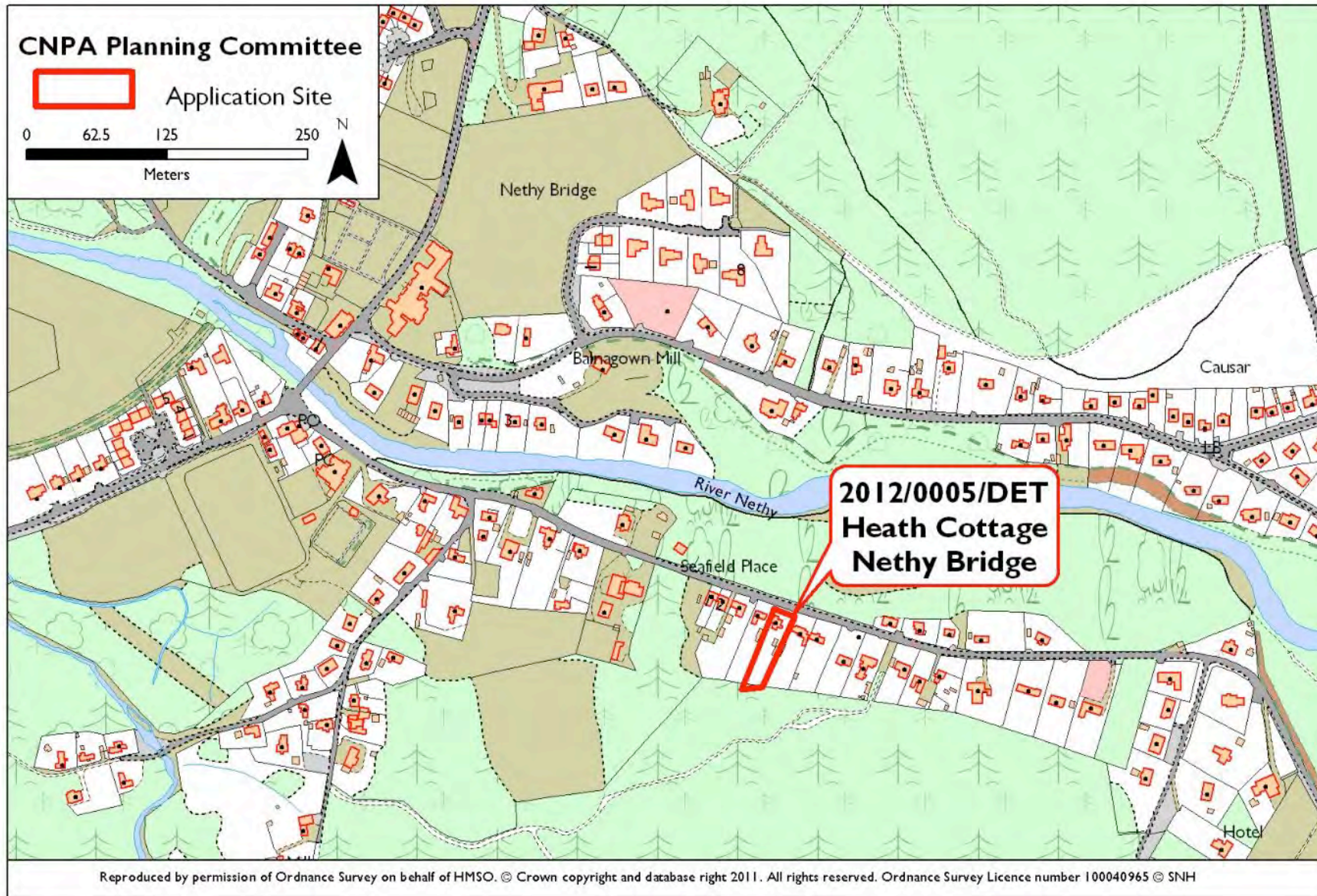
**KEY POINTS :**

- Planning permission is sought for the erection of a summer house and the creation of an access walkway in the grounds of St. Vincent's Hospital, Kingussie;
- The proposal is part of a garden project. The proposed summerhouse is an decorative garden shed type structure, with a verandah at the front and double entrance doors leading into the structure;
- The proposed development is a minor addition within the garden grounds of the hospital 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. Denis Johnston  
 Proposal : Alterations, extension and change of use of summer house for ancillary accommodation<sub>10</sub>



EAST ELEVATION

Proposed elevations



SOUTH ELEVATION

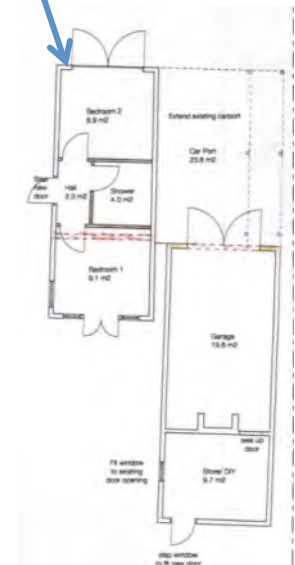


NORTH ELEVATION



NORTH GARAGE

Summer house / ancillary accommodation



**KEY POINTS :**

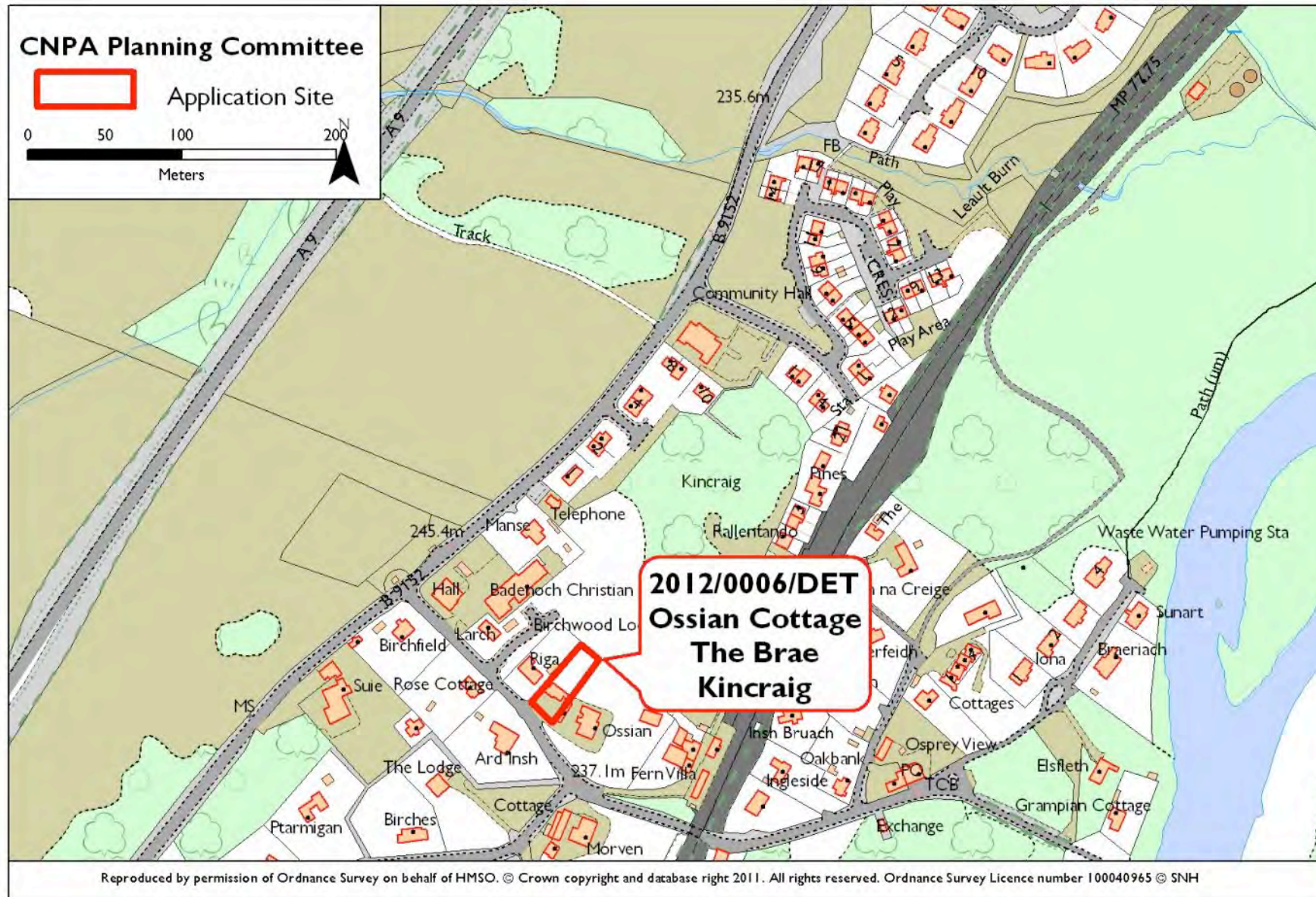
- Planning permission is sought for alterations, extensions and a change of use of an existing summer house to ancillary accommodation at Heath Cottage in Nethy Bridge;
- The works are to the rear and side of the existing traditional one and three quarter storey dwelling;
- The alterations and extensions to the dwelling house would facilitate the creation of a new kitchen and living space, as well as a utility and shower room. Two bedrooms and bathroom facilities are proposed to be created as ancillary accommodation in the existing summer house;
- The proposed works are domestic in nature and are not considered to raise issues of significance to the National Park aims.

**RECOMMENDATION : NO CALL IN**

**RECOMMENDED COMMENT :** In the event of planning permission being granted, it is recommended that a condition should be applied to ensure that the accommodation provided in the summer house remains ancillary to the main dwelling house.

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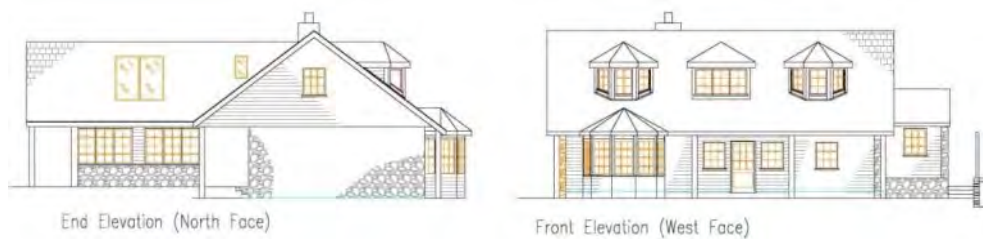


Applicant(s) :

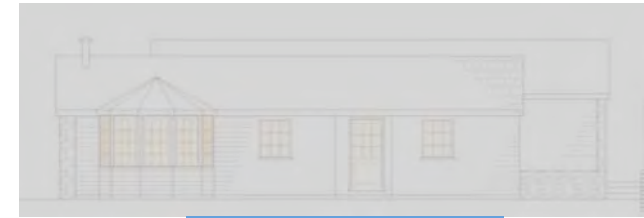
Dezign Build

Proposal :

Construct first floor to the existing building, extension to the rear and erection of storage shed / workshop



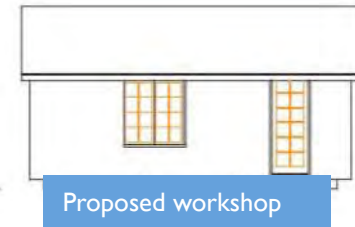
Proposed elevation



Existing elevation



Existing dwelling



Proposed workshop

### KEY POINTS :

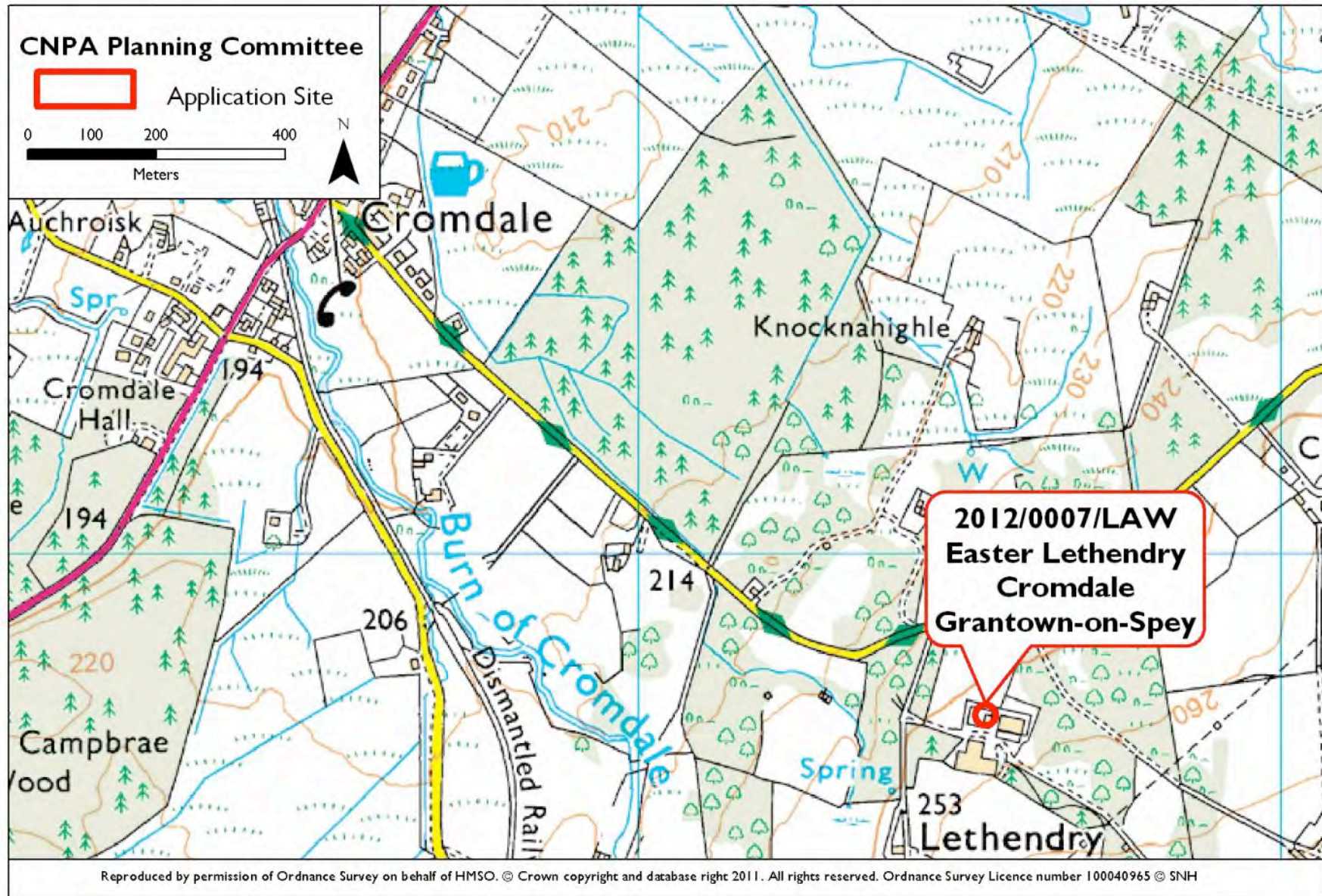
- Planning permission is sought for the construction of a first floor to the existing building (Ossian Cottage), the construction of an extension to the rear, and also the erection of a storage shed / workshop;
- Ossian Cottage is located to the west of the Ossian Hotel in Kincaig;
- The upper floor accommodation and rear elevation would be a one and a half storey design and would facilitate revisions to the living space on the existing ground floor and the provision of new bedroom facilities on the upper floor;
- A small workshop, in a detached structure to the rear of the dwelling, is also proposed;
- The proposal primarily involves remodelling and refurbishing the existing accommodation unit on the site and is not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

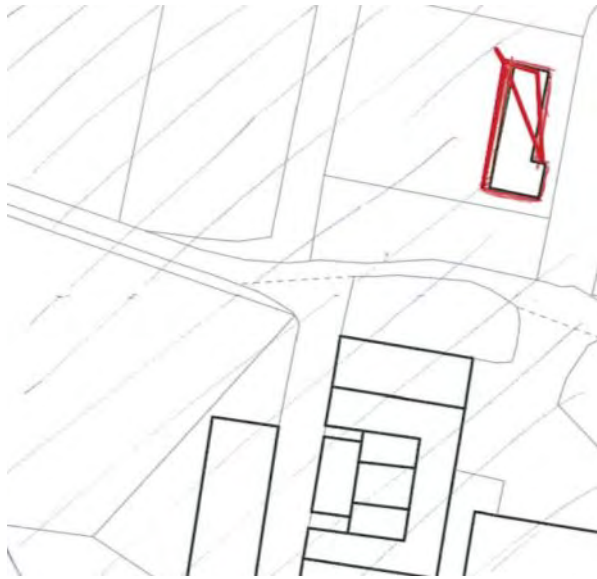
**RECOMMENDED COMMENTS :** Having regard to the first aim of the National Park which includes conserving and enhancing the natural heritage of the area, efforts should be made to ensure that the maximum number of trees to the rear of the site are protected and retained.

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Applicant(s) : James McConachie & Sons  
 Proposal : House used as a general agricultural store, change to residential accommodation



**KEY POINTS :**

- A Certificate of Lawfulness is sought for a change to residential accommodation of a house which has been used as a general agricultural store;
- The property has retained the appearance of a residential property, despite its use for an alternative purpose;
- Details provided on the application form indicate that “it was changed to an agricultural store way back in the 1990’s after it was badly burnt inside.” The applicant would now “like to clean it up and paint and decorate and restore the broken glass and make it habitable;”
- The building is part of the overall farm complex at Wester Lethendry and is located in proximity to residential and agricultural properties;
- The restoration to its former use as a residential property is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO STATUTORY CALL IN POWERS**

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