

AGENDA ITEM 5

APPENDIX 4A

2019/0003/DET
&
2019/0006/LBC

REPRESENTATIONS
OBJECTION

Comments for Planning Application 2019/0006/LBC

Application Summary

Application Number: 2019/0006/LBC

Address: Ballater Old School Abergeldie Road Ballater Aberdeenshire AB35 5RR

Proposal: Conversion of School to 10 Dwellinghouses, Reinstatement of Schoolhouses to form 2 Dwellinghouses, Erection of 1 Dwellinghouse and 11 Flats (Affordable Houses), Formation of Car Park, Access and Alterations to Boundary Walls

Case Officer: Katherine Donnachie

Customer Details

Name: Mr Dominic Fairlie

Address: Lary Cottage 4 Invercauld Road Ballater

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the application. The existing buildings forming the old school are in keeping with the area, but the new additional buildings are not well designed for the following reasons:

1. The gables of the new buildings are much wider, and this gives the buildings an unattractive modern style. A result of this is that the roof is big. An effort has been made to reduce the appearance of the roof by reducing the pitch of the roof such that this is much shallower than normal. This means that the gables, which will be visible, are unattractive.
2. The roof overhangs the eaves and gables, and this also tends to give a large appearance to the roof. If the roof was generally smaller and had a steeper pitch, there would not be an issue with exposed rafter ends.
3. The roof lines jump up and down without proper terminations (eg tabling or chimneys).
4. The windows in the new builds are small, looking almost mean by comparison with the existing school buildings, and have an accentuated horizontal appearance.
5. There are many roof light style windows, too many for front elevations.
6. Timber cladding is traditional in extensions to existing buildings or on outhouses but having just front elevations of the main properties clad in timber is not in keeping with Ballater.

I have no issue at all with the site being re-developed but consider that more effort could be made in making the design of the new additions have a more traditional appearance. It may be that the changes will mean a lesser number of properties, which would have the added benefit of there being less car parking.

I have submitted the same comment to the Application for Detailed Planning Approval.

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