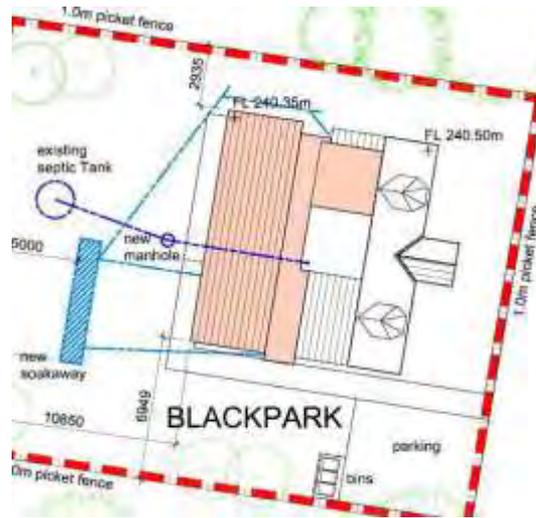


Applicant(s) :

Mr. & Mrs. Philip Mowbray

Proposal :

Ground floor extension and first floor dormer extension.



EAST ELEVATION



SOUTH ELEVATION



Proposed Elevations

## KEY POINTS

- This application seeks full planning permission to alter and extend an existing traditional one and a half storey rural property south of Coylumbridge
- The proposed extensions are a full length single storey, lean to roofed rear extension with dormer and balcony feature above. These will replace three existing rear extensions.
- Proposed finishes are wood clad walls and sheeting roof.
- This proposal for a contemporary domestic extension is not considered to raise issues of significance to the collective aims of the National Park.

## RECOMMENDATION : NO CALL IN

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Applicant(s) :

Lorna & Gary Stoddart

Proposal :

Remove (demolish) existing house and erect new house on same site



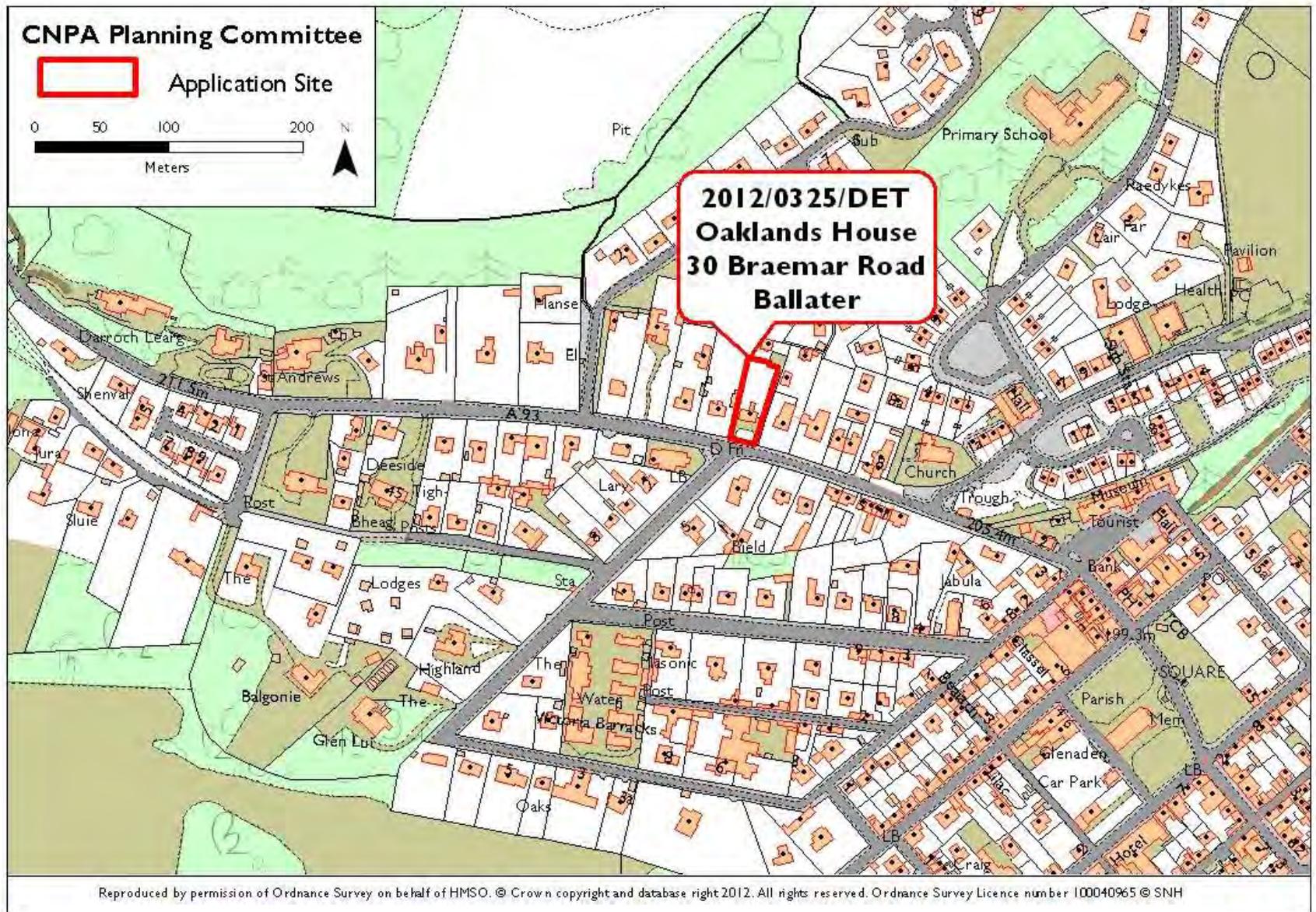
## KEY POINTS

- This application seeks full planning permission for the demolition of an existing house and replacement by new two storey, four bedroom one, largely on the site of the existing one which is described in documentation as being a Dorran type prefabricated house.
- The design of the new house is contemporary, with sheeting roof, aluminium downpipes, wooden windows and extensive wooden cladding.
- Existing servicing would be used, with the internal access track realigned and additional landscaping provided.
- The replacement of an existing house with a new, contemporary one is not considered to raise issues of significance to the collective aims of the National Park.

## RECOMMENDATION : NO CALL IN

**RECOMMENDED COMMENTS:** It is recommended in the event of consideration being given to the granting of planning permission care is taken during construction to avoid any environmental damage and to ensure that new landscaping is in keeping with this sensitive location.

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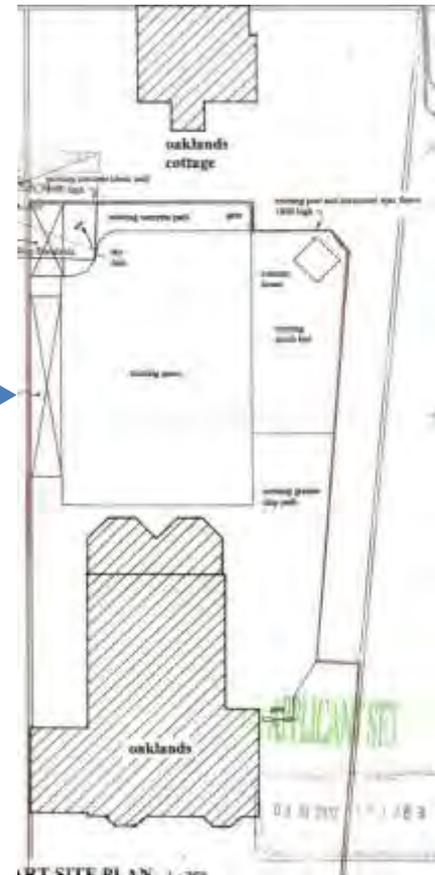


Applicant(s) :  
Proposal :

Mr Peter & Mrs Rosemary O'Shea,  
Renewal of Temporary Permission for Polytunnel (APP/2007/3704)



Position of polytunnel

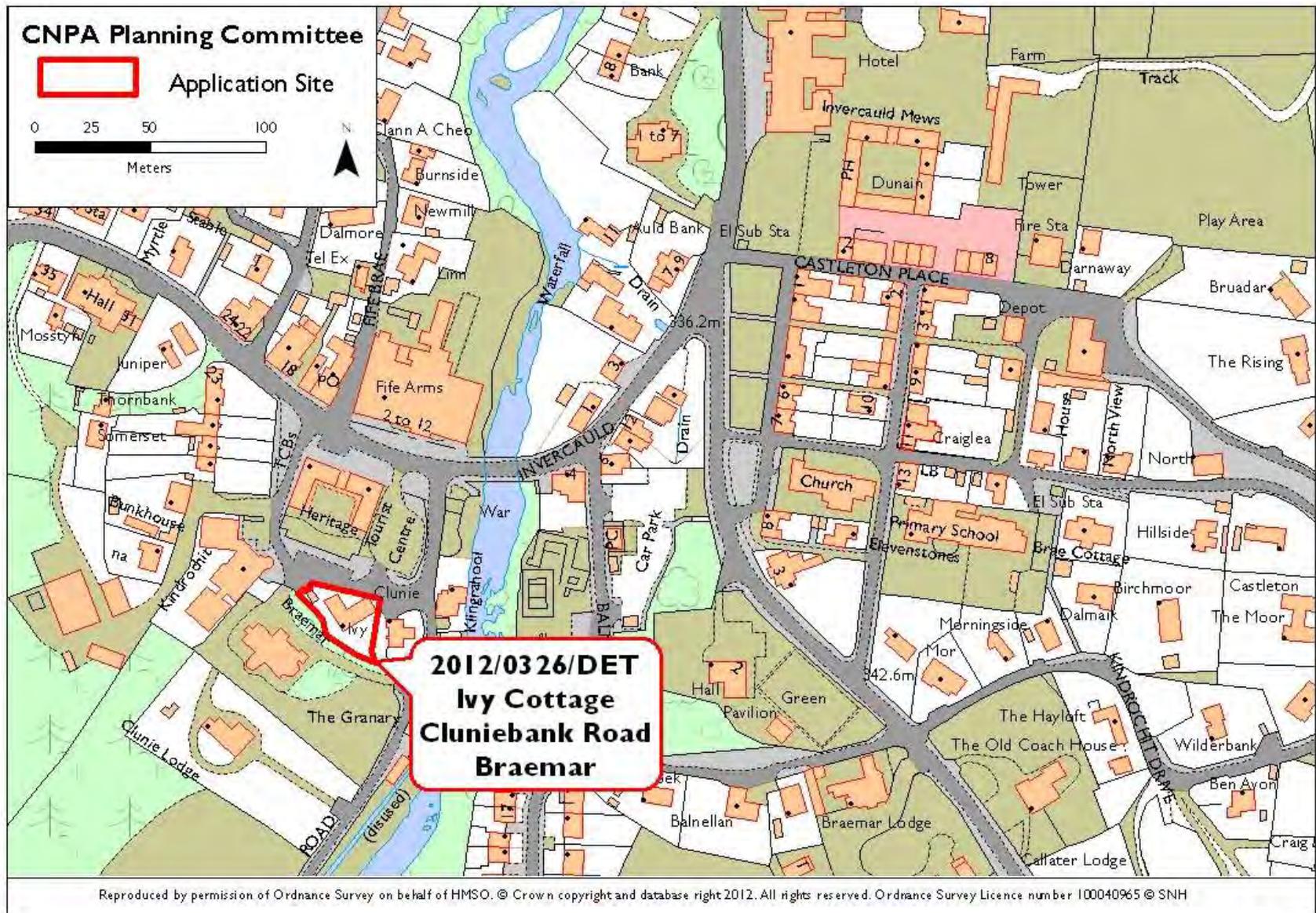


### KEY POINTS

- This application seeks permission for the continued siting of a polytunnel in the rear garden of a detached house.
- The site is located on Braemar Road, Ballater.
- The polytunnel is of standard functional appearance.
- Temporary consent was granted by Aberdeenshire Council in 2007 for this use (Reference APP/2007/3704). This was a renewal of a previous consent .
- This proposal is of a minor, incidental nature on a site within a defined settlement, and is not considered to raise issues of significance to the collective aims of the National Park.

**RECOMMENDATION : NO CALL IN**

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**Applicant(s) :**  
**Proposal :**

**Ms Jennifer Greenshields**  
**Full Planning Permission for Change of Use from Class 9 (Houses) to Class 7 (Hotels and Hostels)**



Ivy Cottage

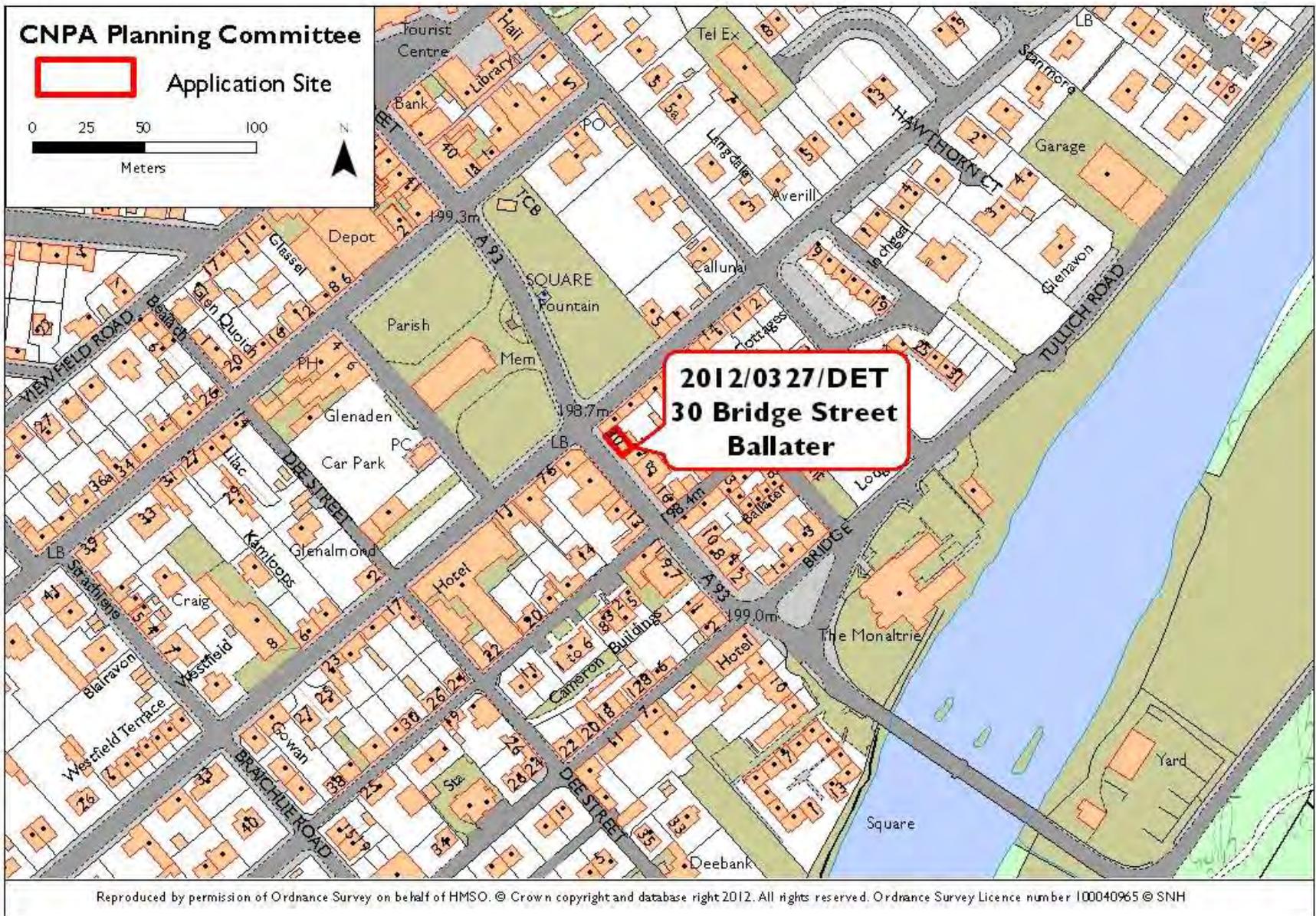
## KEY POINTS

- This application seeks full planning permission for the change of use from residential to hotel use class. (The applicant describes the proposal as a guest house use and self catering studio).
- The site is at Ivy Cottage, which lies within the centre of Braemar, within the designated Conservation Area.
- Three letting bedrooms are shown on the plans with self catering studio (formerly cottage use)
- No external changes are proposed other than the provision of parking within the garden ground.
- This is an area of mixed uses, to the north is the tourist information centre, and to the east the Parish Church. To the immediate east is another residential property, Cluny Bank.
- This proposal for the productive reuse of an existing building within the village is not considered to raise issues of significance to the collective aims of the National Park

## RECOMMENDATION : NO CALL IN

**RECOMMENDED COMMENTS:** The CNPA recommend that care be taken with the choice of materials for the car parking area to reflect the location of the site within the Conservation Area, in order to conserve and enhance the cultural heritage of this area.

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Applicant(s) :  
Proposal :

Mr B Farquharson & Ms L Park  
Alterations and Extension to Dwellinghouse

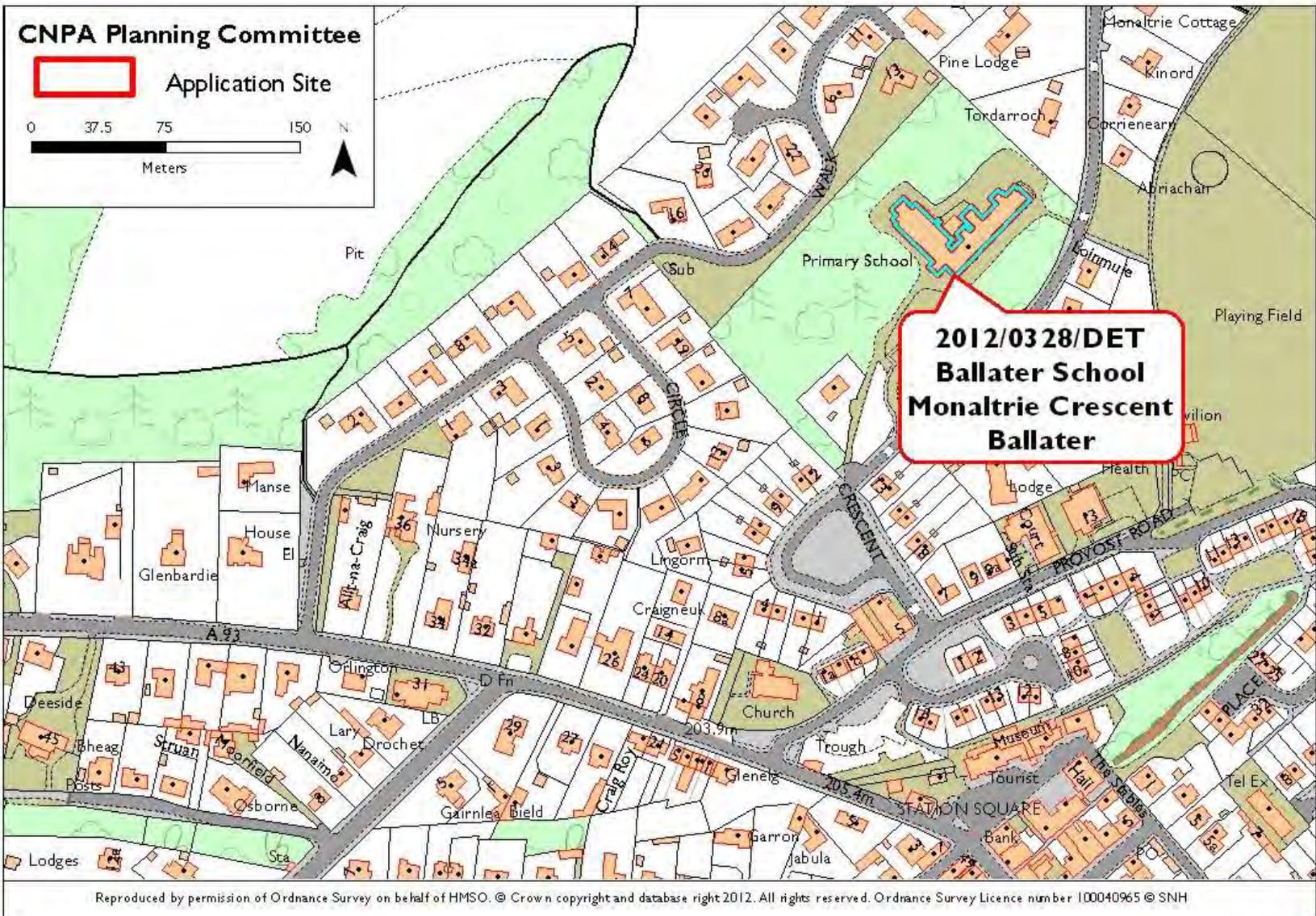


## KEY POINTS

- This application seeks full planning permission for alterations and extensions to the rear of an existing house
- The site lies within Ballater Conservation Area.
- The proposal is to replace an existing traditional dormer window with a cat slide (lean too roof) larger dormer , slated to match the house with wooden window.
- This proposal is of a minor domestic nature and is not considered to raise issues of significance to the collective aims of the National Park.

## RECOMMENDATION : NO CALL IN

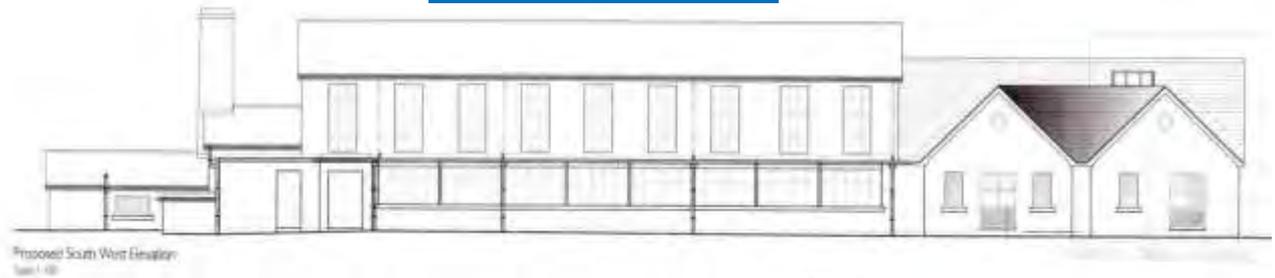
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Applicant(s) :  
Proposal :

Aberdeenshire Council Property Service  
Demolition of Existing Entrance and Construction of New Entrance

## Proposed Elevations

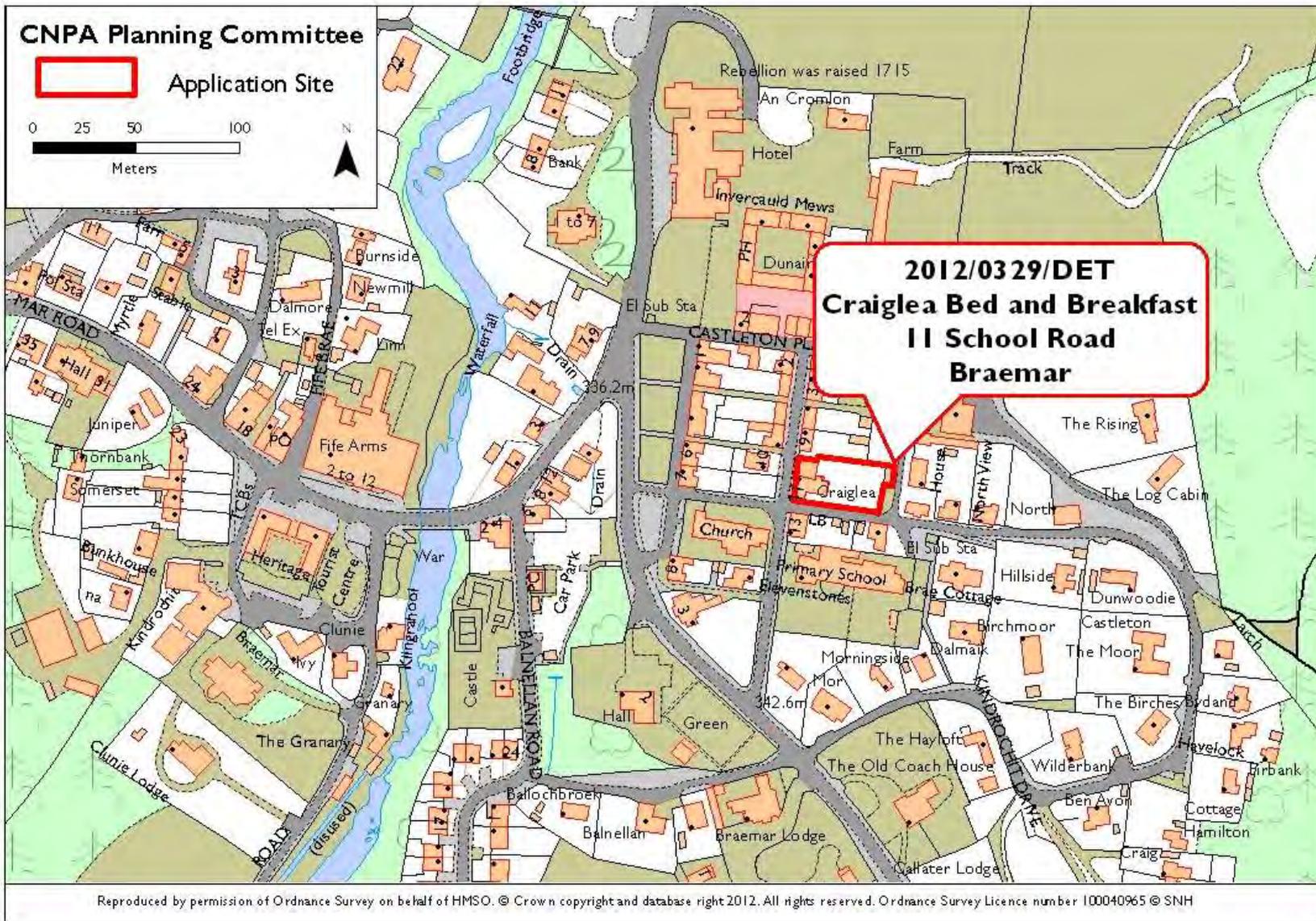


### KEY POINTS

- Full planning permission is sought to build a new entrance feature on the south west elevation of Ballater Primary School to replace the existing entrance.
- The extension will be slated to match the main building and will be double pitched roof . It will provide for revised reception and administration areas at the entrances to the school.
- An earlier application in 2011 was withdrawn , this was for a different design of proposal.
- This proposal to improve access to an existing school within a settlement is not considered to raise issues of significance to the collective aims of the National Park.

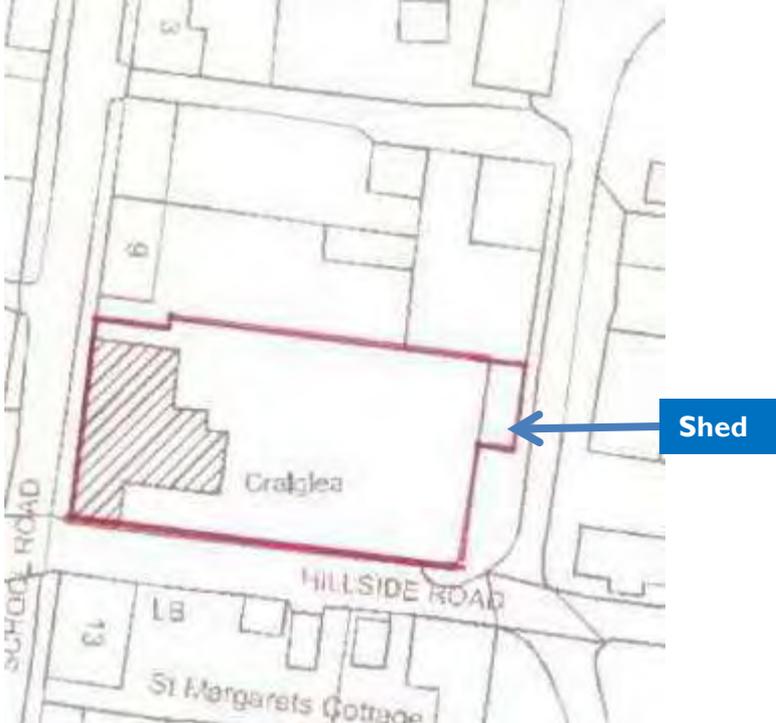
### RECOMMENDATION : NO CALL IN

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**Applicant(s) :**  
**Proposal :**

**Mrs. Angela Till**  
**Installation of Biomass Flue (In Existing Shed/Garage)**



## KEY POINTS

- Full planning permission is sought to install a biomass flue on an existing shed within the rear garden of a detached house in order to serve a wood pellet boiler.
- The site is located at School Road, Braemar within the Conservation Area.
- The shed is of standard wooden and sheeting construction and limited architectural merit.
- This proposal is of a minor domestic nature and is not considered to raise issues of significance to the collective aims of the National Park.

## RECOMMENDATION : NO CALL IN

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