

Applicant(s) :

Mr. Alastair McClung

Proposal :

Conversion and extension of an existing farm building into one residential dwelling

Sections of roof to be provided with pitch



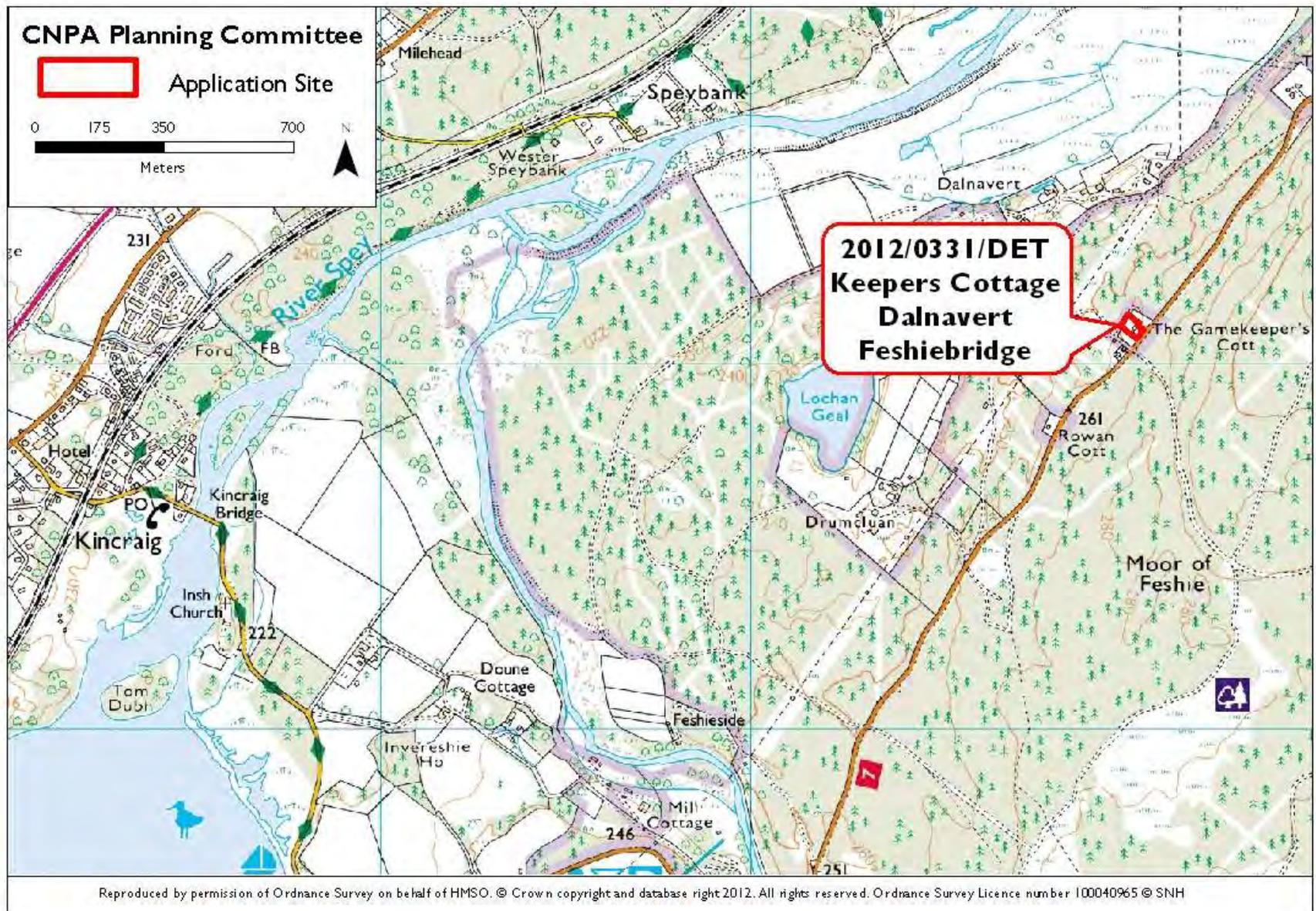
## KEY POINTS

- This proposal seeks full planning permission for a revised design relating to the conversion and extension of an existing outbuilding to form a single house.
- The site is located at Clachaig near Nethybridge.
- Consent was granted by the Highland Council in 2009 for a similar proposal.
- The main change now is the provision of a pitched roof as opposed to a monopitch roof over the new extensions.
- Proposed finishes are slate roof and timber cladding.
- Pre application advice regarding the roof height appears to have been taken on board and given that the principle of this proposal has been approved previously, it is considered that the relatively minor alterations do not raise issues of significance to the collective aims of the National Park.

## RECOMMENDATION : NO CALL IN

**RECOMMENDED COMMENTS :** The CNPA recommend that (if the application is supported) in the interests of maintaining a record of buildings which contribute towards the cultural heritage of the area, a full photographic survey (of the exterior and interior of the building) be undertaken prior to the commencement of any development.

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Applicant(s) :  
Proposal :

Mrs Pam Hamilton  
Sub-divide garden ground and erect new house and associated works.



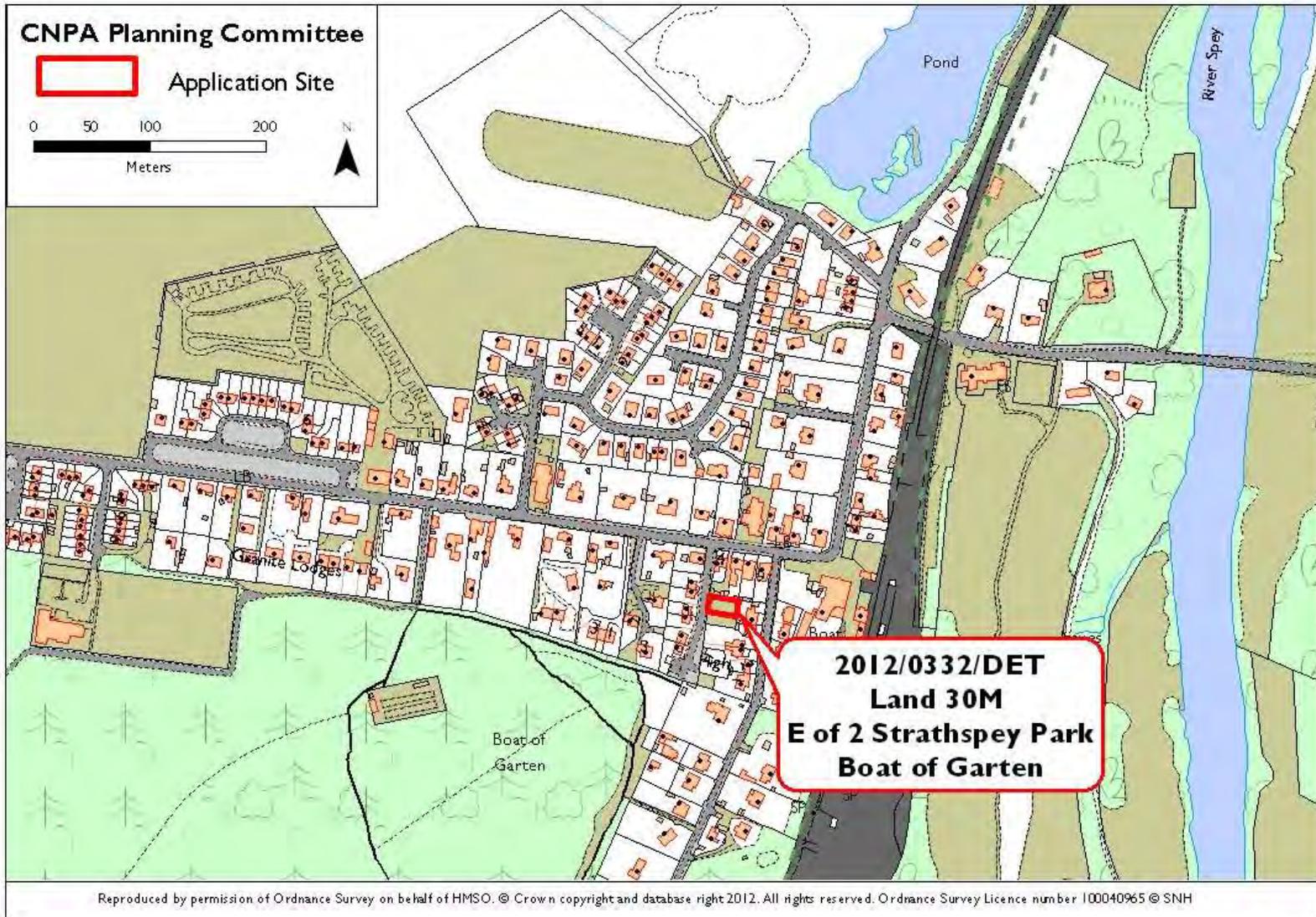
## KEY POINTS

- This application seeks consent to erect a new one and a half storey house in the garden of an existing house at Dalnavert, near Feshiebridge.
- A previous application to erect a wooden chalet at this site last year was withdrawn. At this time the CNPA commented that a rear garden location would be preferable rather than to the front of the building line as was proposed.
- The current proposal now seeks a new house (rather than chalet) adjacent to the existing property.
- The proposal for a single house within a rural grouping does not raise in itself issues of significance for the collective aims of the National Park. However the relationship to the existing development pattern requires careful consideration.

## RECOMMENDATION : NO CALL IN

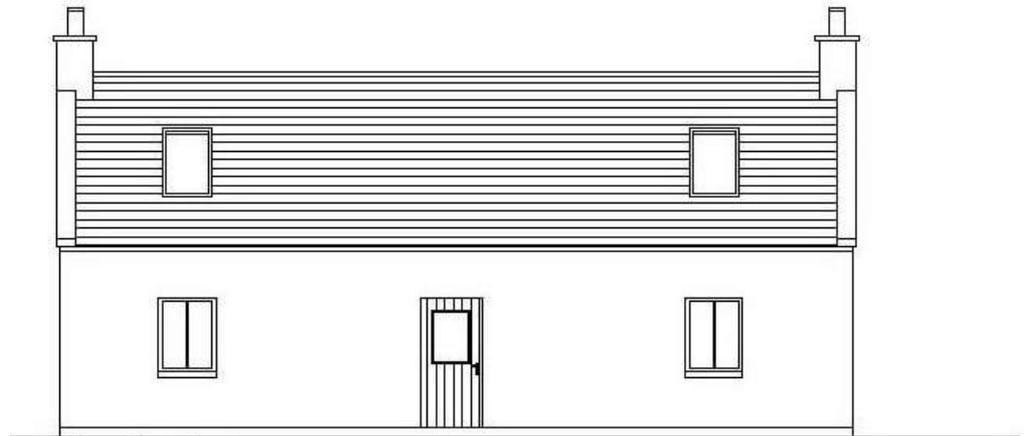
**RECOMMENDED COMMENTS:** The CNPA recommend that careful consideration be given to the relationship of the proposed house to the prevailing development pattern, density and levels of privacy and amenity at Dalnavert, given the narrow nature of the site. It is also recommended that care is taken to ensure that the design, scale and finishes are appropriate, with particular attention paid to the unbalanced effect of a single dormer on the front elevation.

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Applicant(s) :  
Proposal :

Mr And Mrs Ian Henderson  
Erection of house



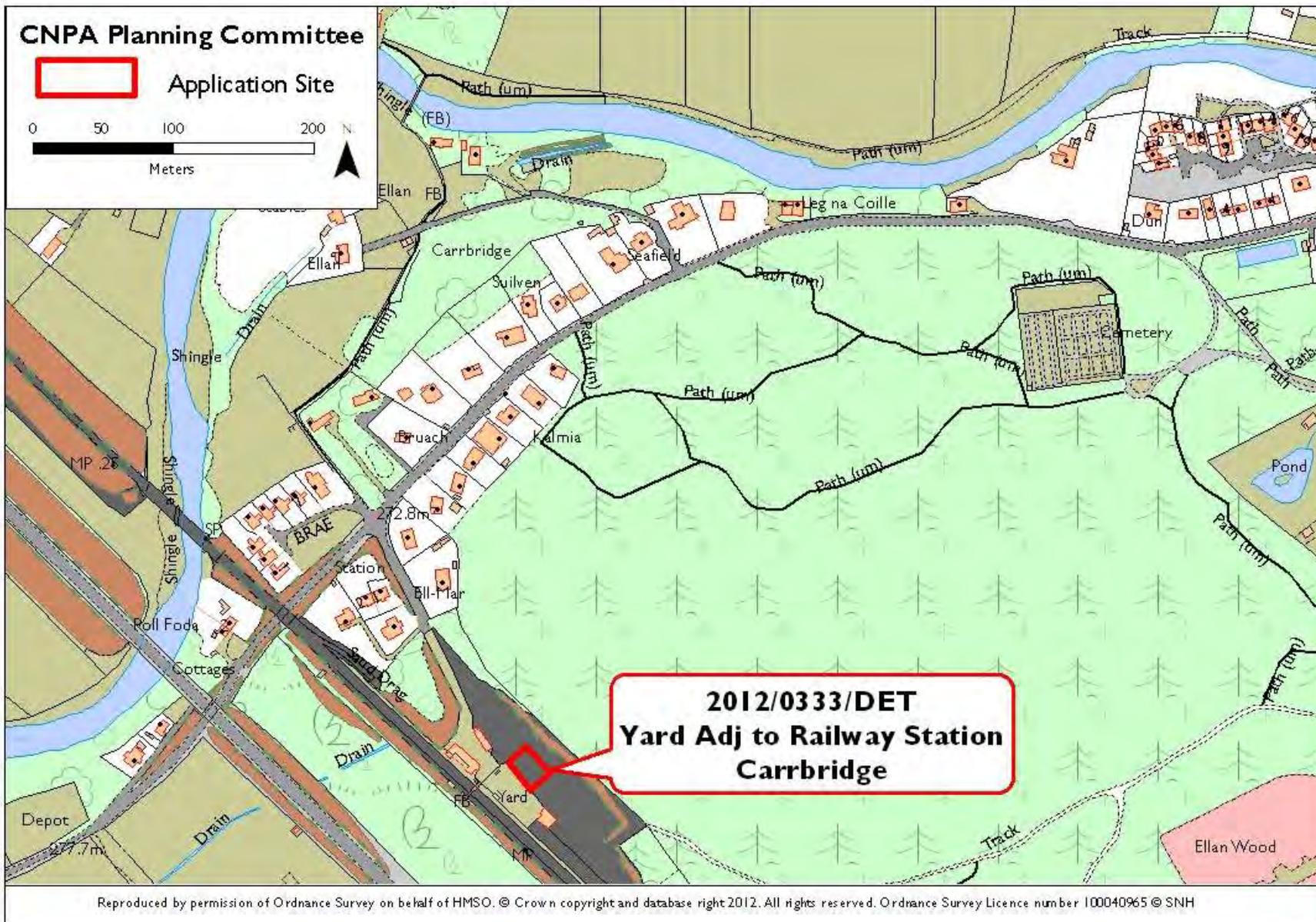
**West Elevation**

### **KEY POINTS**

- Full planning permission is sought for a new house within Boat of Garten.
- The proposed house is a three bedroom one and a half storey one of simple design with attic space accommodation.
- Proposed finishes are grey roof tiles, wet dash harl and painted wooden windows.
- This proposal for a new house within an established settlement, and of traditional design, is not considered to raise issues of significance to the collective aims of the National Park.

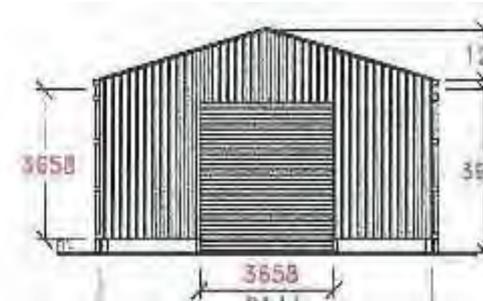
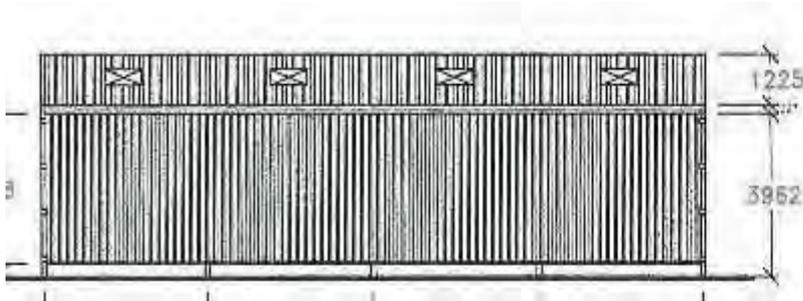
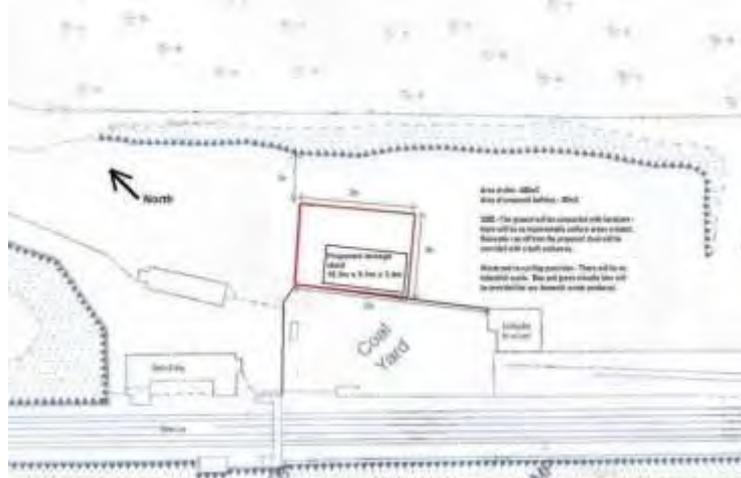
**RECOMMENDATION : NO CALL IN**

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Applicant(s) :  
 Proposal :

McGowan Outdoor Access Ltd.  
 Erect an agricultural style shed for the storage of machinery, equipment and materials



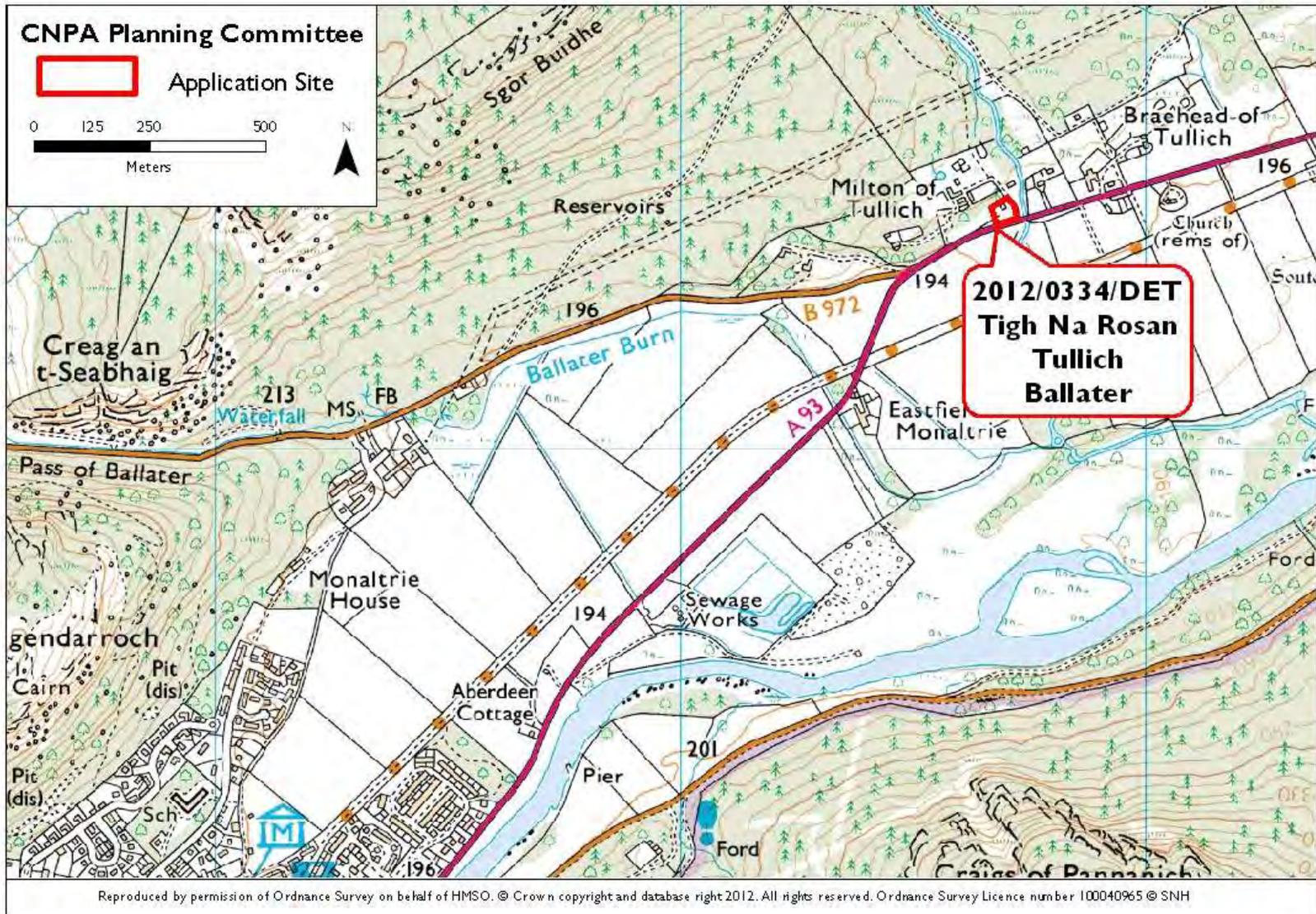
## KEY POINTS

- Full planning permission is sought to erect a store building at Carrbridge.
- The proposed site is located just outwith the designated settlement boundary of Carrbridge at the Station Yard.
- This is a brownfield type area located beside existing mixed uses.
- The proposed building is of functional pitched roof design.
- This economic development proposal on brownfield land on the edge of a settlement is not considered to raise issues of significance for the collective aims of the National Park.

## RECOMMENDATION : NO CALL IN

**RECOMMENDED COMMENTS:** The CNPA recommend that as part of the consideration of this proposal information is sought on whether other sites on designated land in the village have been considered, in order to demonstrate compliance with planning policy on business development.

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Applicant(s) :

Mr And Mrs Anderson

Proposal :

Demolition of Existing Dwellinghouse, Erection of Replacement Dwellinghouse, Domestic Garage and Installation of an Air Source Heat Pump



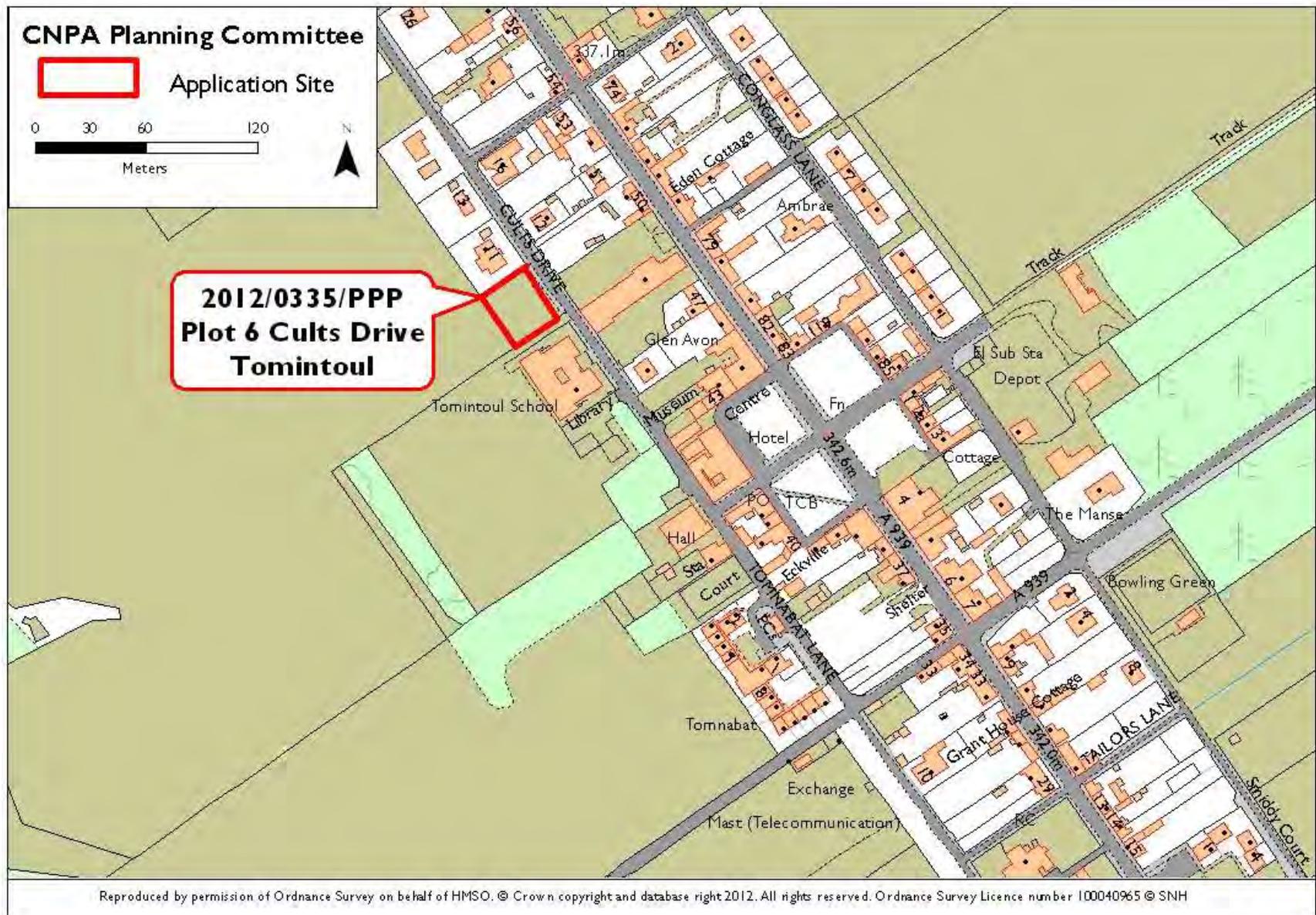
## KEY POINTS

- This application seeks full permission to demolish an existing concrete, tile and wood bungalow and erect a replacement house.
- The site is located at Tullich, immediately to the north of the Ballater to Aberdeen main road.
- The proposed new house is a 4 bedroom, one and a half storey L shaped design. The garage is a large L shaped footprint. Both will be located in the general position of previous.
- Proposed finishes are slate roof, wet dash harl walls and timber cladding, doors and windows.
- A bat survey has been undertaken which concludes there is no evidence of bats in this building.
- The replacement of an existing house with a new one designed to modern sustainability standards is not considered to raise issues of significance to the collective aims of the Park.

## RECOMMENDATION : NO CALL IN

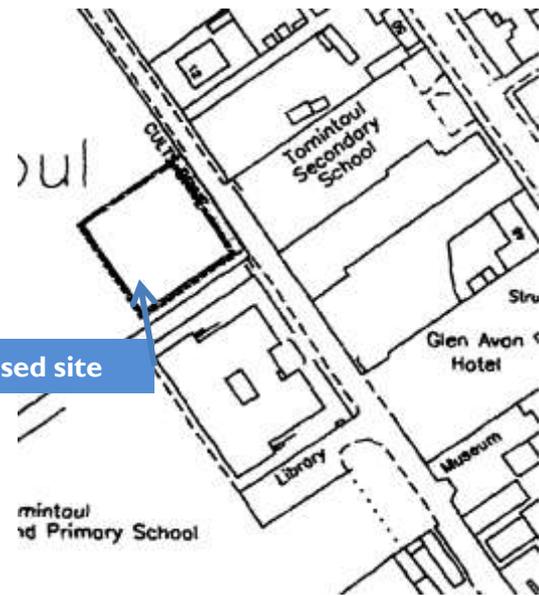
**RECOMMENDED COMMENTS:** The CNPA recommend that during construction all efforts are made to retain and protect existing trees in the interests of conserving and enhancing the biodiversity of this site. Also that consideration be given to ensuring the design of the garage reflects the design principles of the house, potentially by use of timber cladding, in order to achieve high design standards.

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Applicant(s) :  
Proposal :

Mr Ralph Abdy,  
Erect 2no bungalows with detached garages



Proposed site

## KEY POINTS

- This application seeks planning in principle for the erection of two houses in Tomintoul.
- The proposed site is a gap site located between the Primary School and an existing house, within the designated settlement boundary of the village.
- It is understood that consent was granted by the Moray Council in 2004 for one house on this site. The applicant is now seeking consent for two houses, for family reasons.
- This proposal for housing on an infill site within a designated settlement 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, in the event of the application being supported, due consideration be given in the wording of any conditions to ensure that the layout of any subsequent applications reflects the prevailing development pattern in the area and that the type of boundary enclosures helps to reinforce the original character of the village.

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