

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](#)

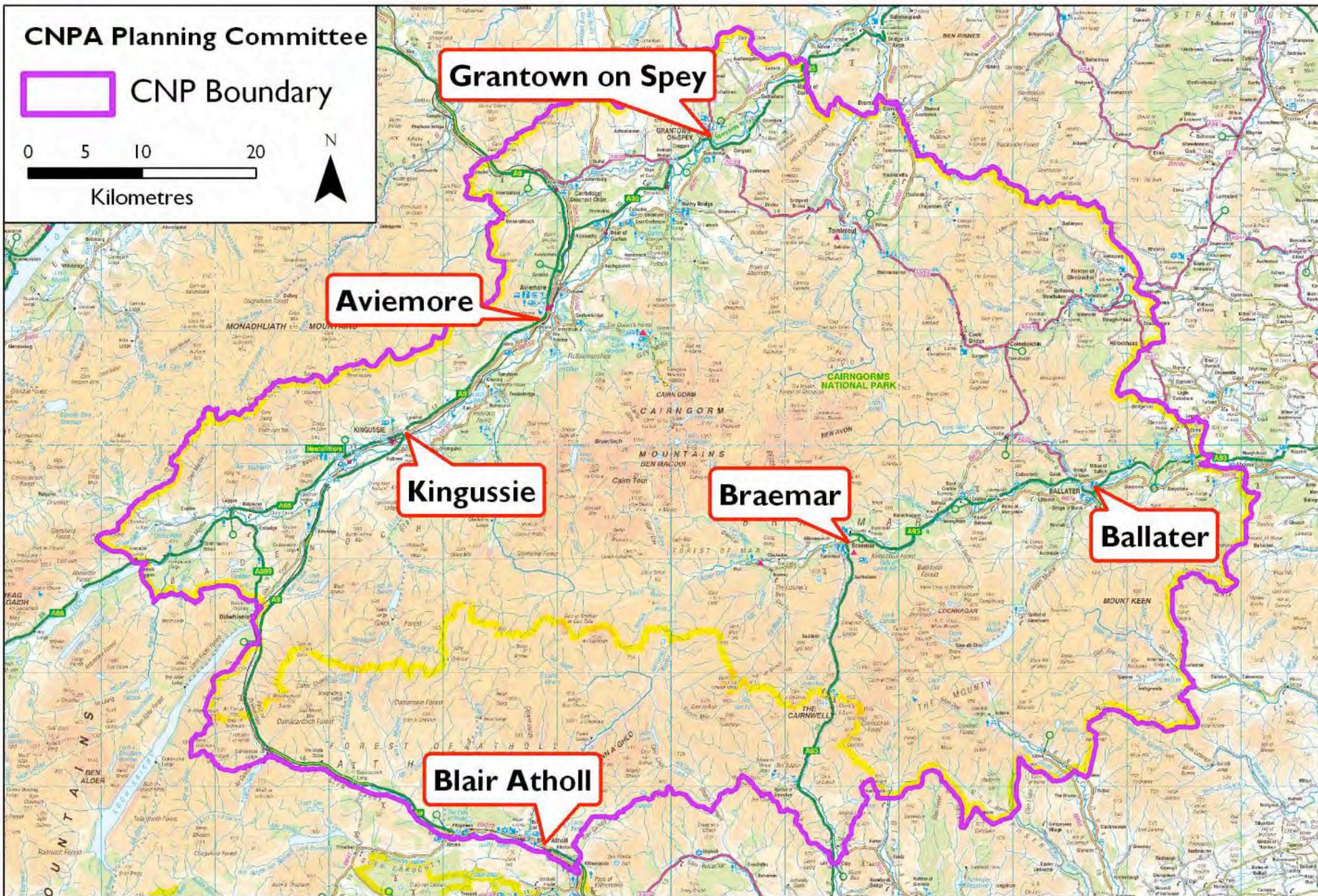
[Moray Council](#)

[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

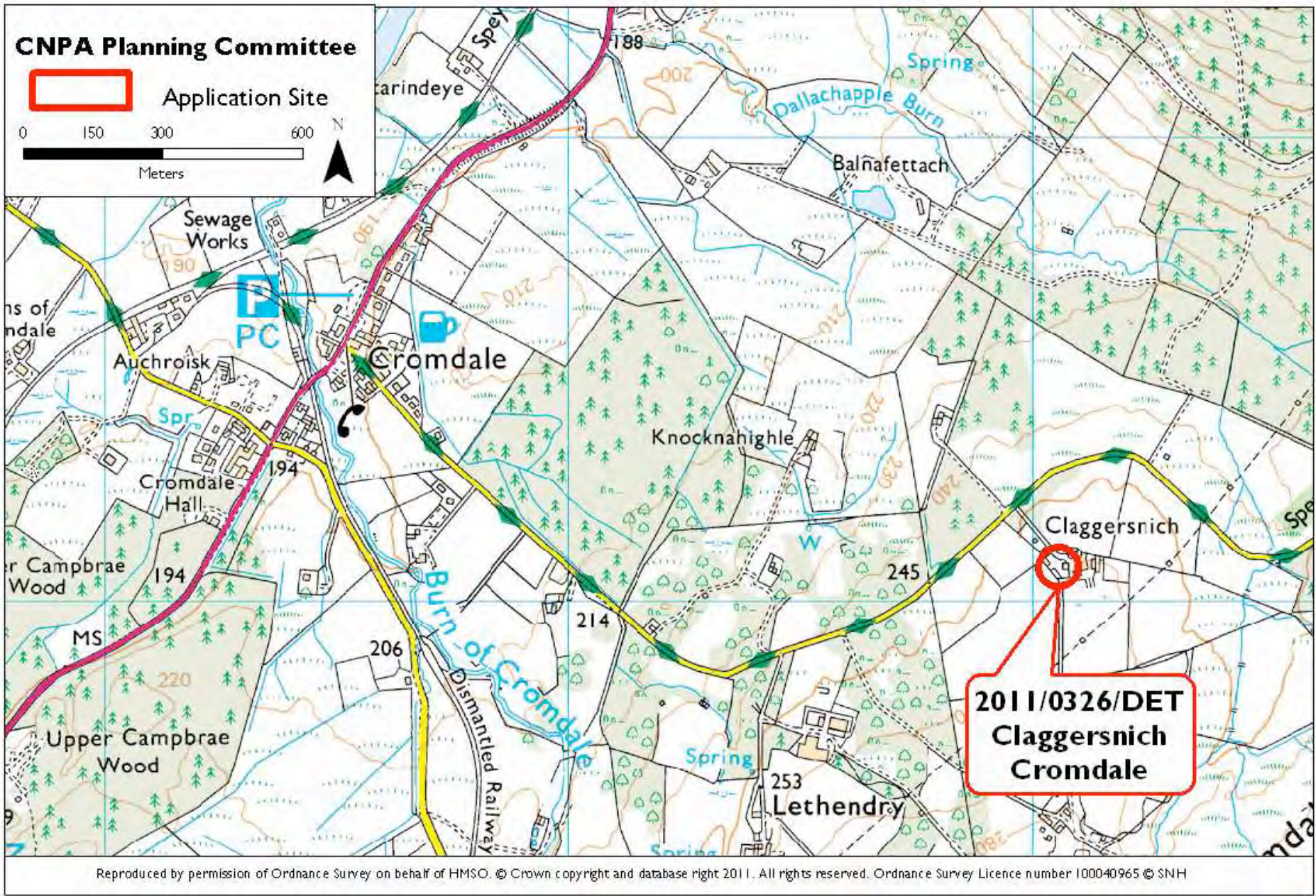
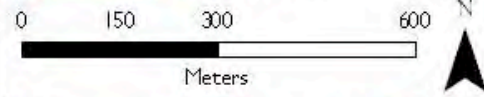


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CNPA Planning Committee



Application Site



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Applicant(s):
Proposal:

Umena Management Ltd.
Formation of side extension to house



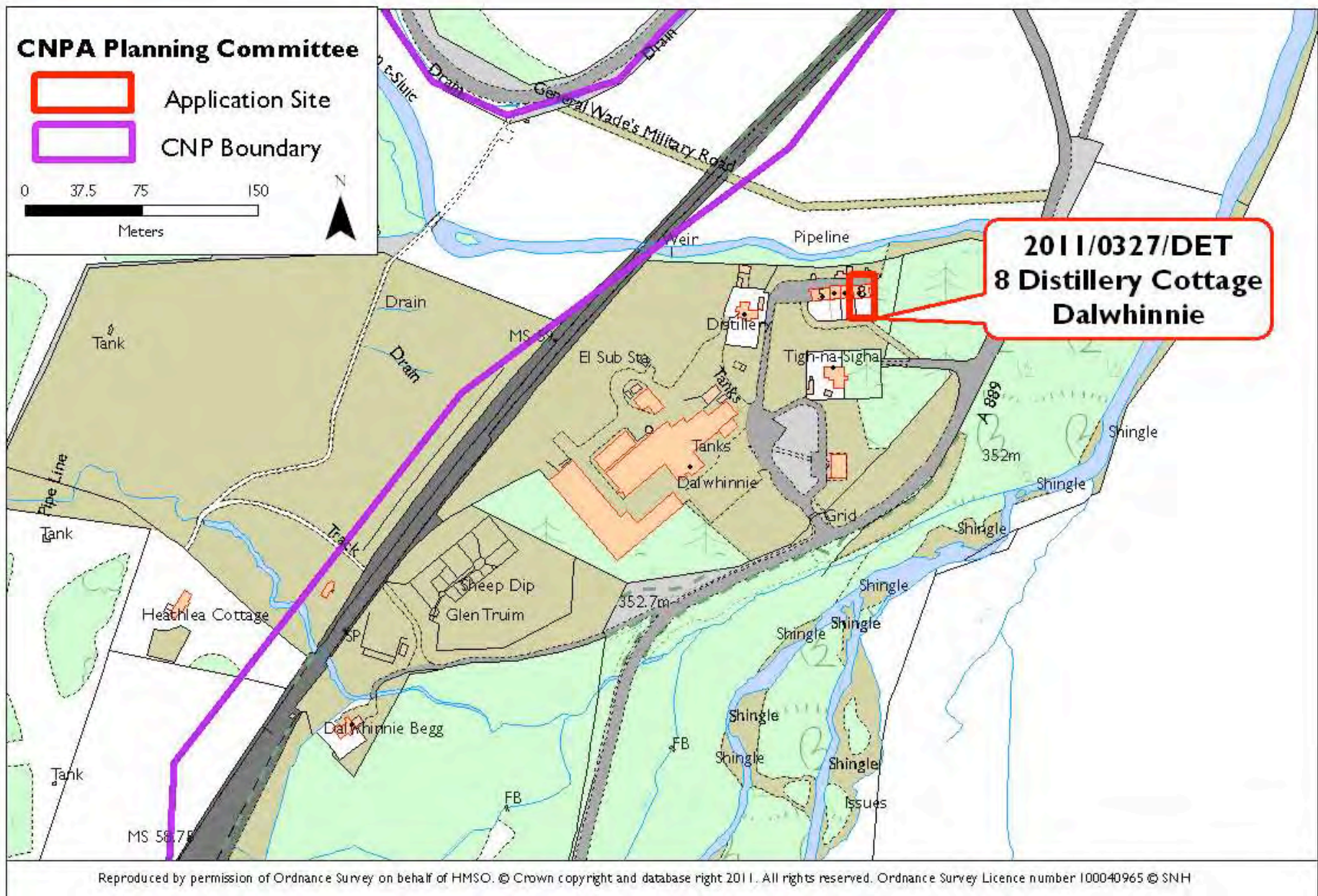
KEY POINTS :

- Planning permission is sought for the formation of a side extension to an existing farmhouse;
- The extension would provide a large sunroom at ground floor level, with an en suite master bedroom at first floor level;
- The proposed materials are consistent with those on the existing dwelling house;
- The farmhouse is situated in a secluded location, approached by a tree lined access drive and with limited visibility from the surrounding area;
- The proposed development is of a domestic scale and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

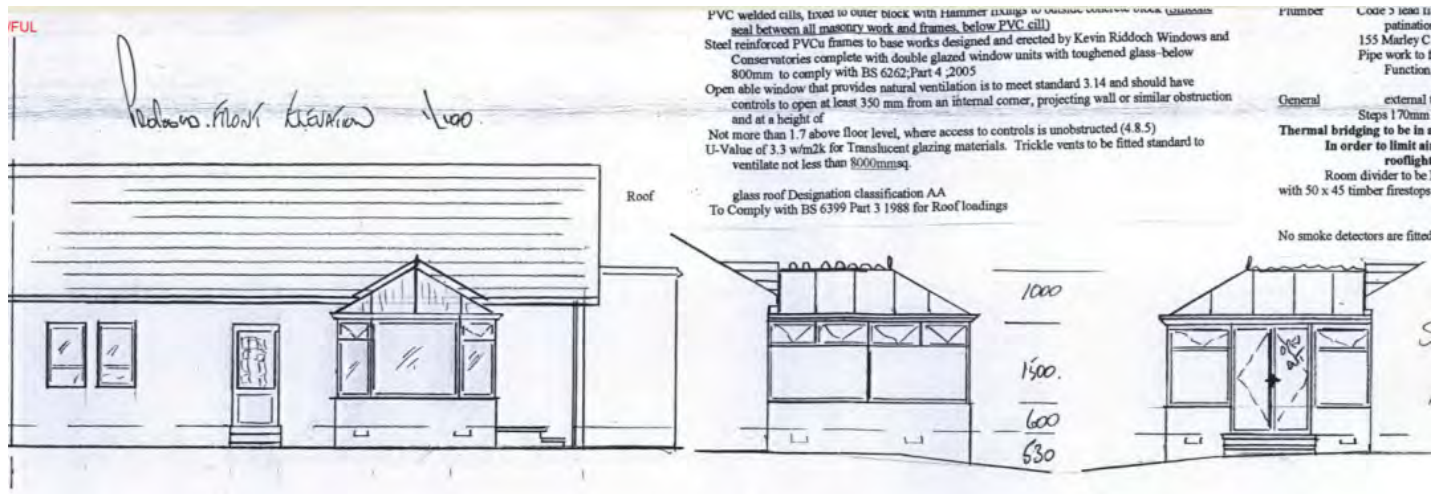
RECOMMENDED COMMENT : Having regard to Policy 24 (House Extensions and Alterations) of the CNP Local Plan, and the traditional proportions of the front elevation of the existing dwelling, it is suggested that a reduction in the scale of the proposed extension may be a more appropriate design solution.

<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LSBQ6BIH7R000>



Applicant(s):
Proposal:

Mr & Mrs Watt
Erection of conservatory

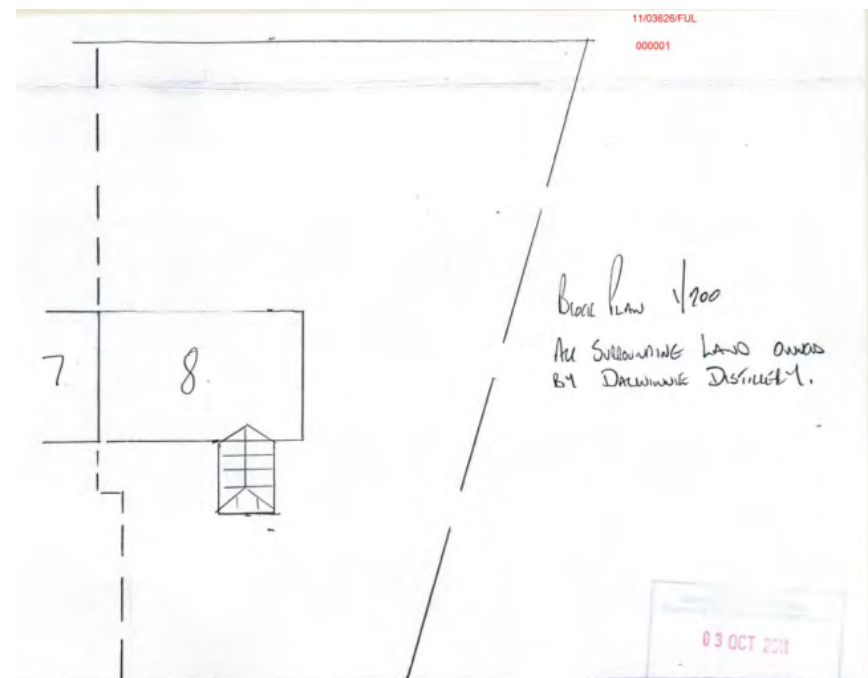


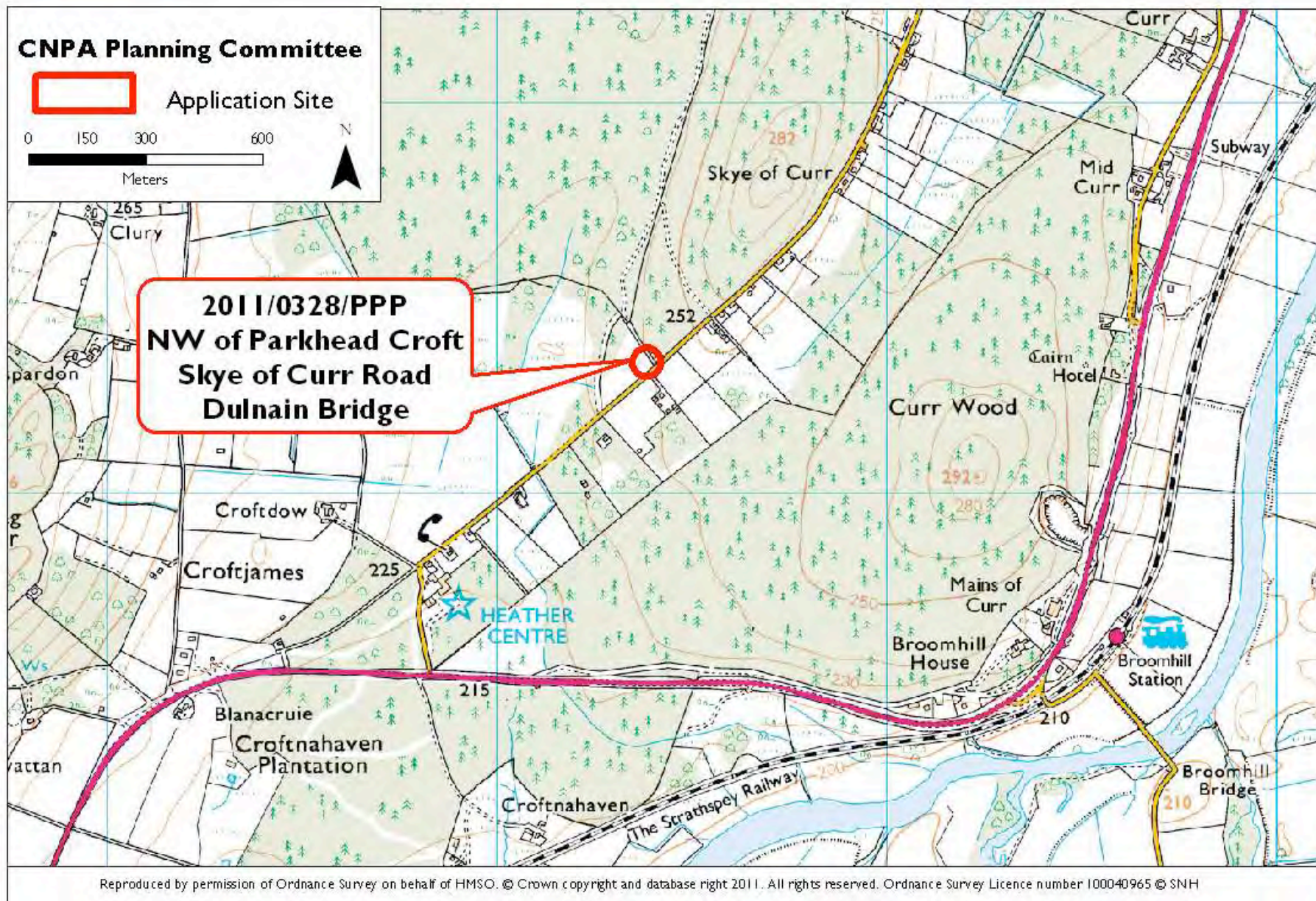
KEY POINTS :

- Planning permission is sought for the erection of a conservatory on the front elevation of a single storey semi detached dwelling;
- The proposed conservatory would primarily consist of a PVC finish, set on a masonry base wall;
- The proposed development is a minor domestic extension and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LSL4FKIH01F00>





Applicant(s):
Proposal:

Mr D McCafferty
Proposed new house

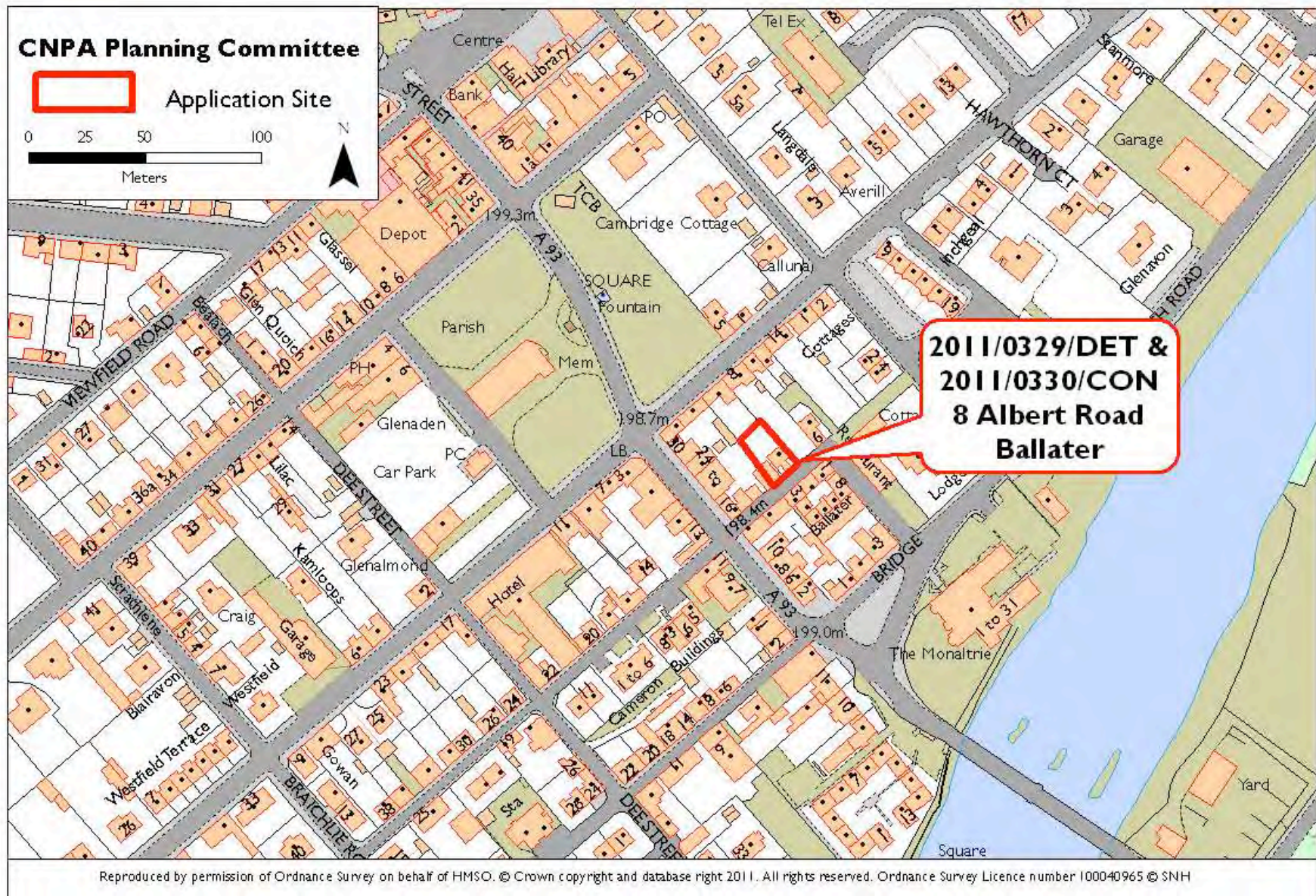


KEY POINTS :

- Planning permission in principle is sought for the erection of a dwelling house;
- The proposed site is in the corner of a field on the western side of the Sky of Curr Road, adjacent to an existing dwelling house;
- There are several existing residential properties accessed off a laneway on the eastern side of the public road opposite the proposed site;
- Outline planning permission was previously sought in this field in 2007 for one dwelling house. The application was called in by the CNPA and refused, having been considered under policies in the Badenoch and Strathspey Local Plan. The applicant unsuccessfully appealed the decision;
- The proposal for a single dwelling house within the vicinity of existing properties. The policies of the CNP Local Plan now apply to the site. The development proposal is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN





Applicant(s):

Mr D R Gray

Proposal:

Demolition of Existing Dwellinghouse and Garage and Erection of Replacement Dwellinghouse (Renewal of Planning Permission APP/2006/3974)



SOUTH ELEVATION 1:50



NORTH ELEVATION 1:50



WEST ELEVATION 1:50

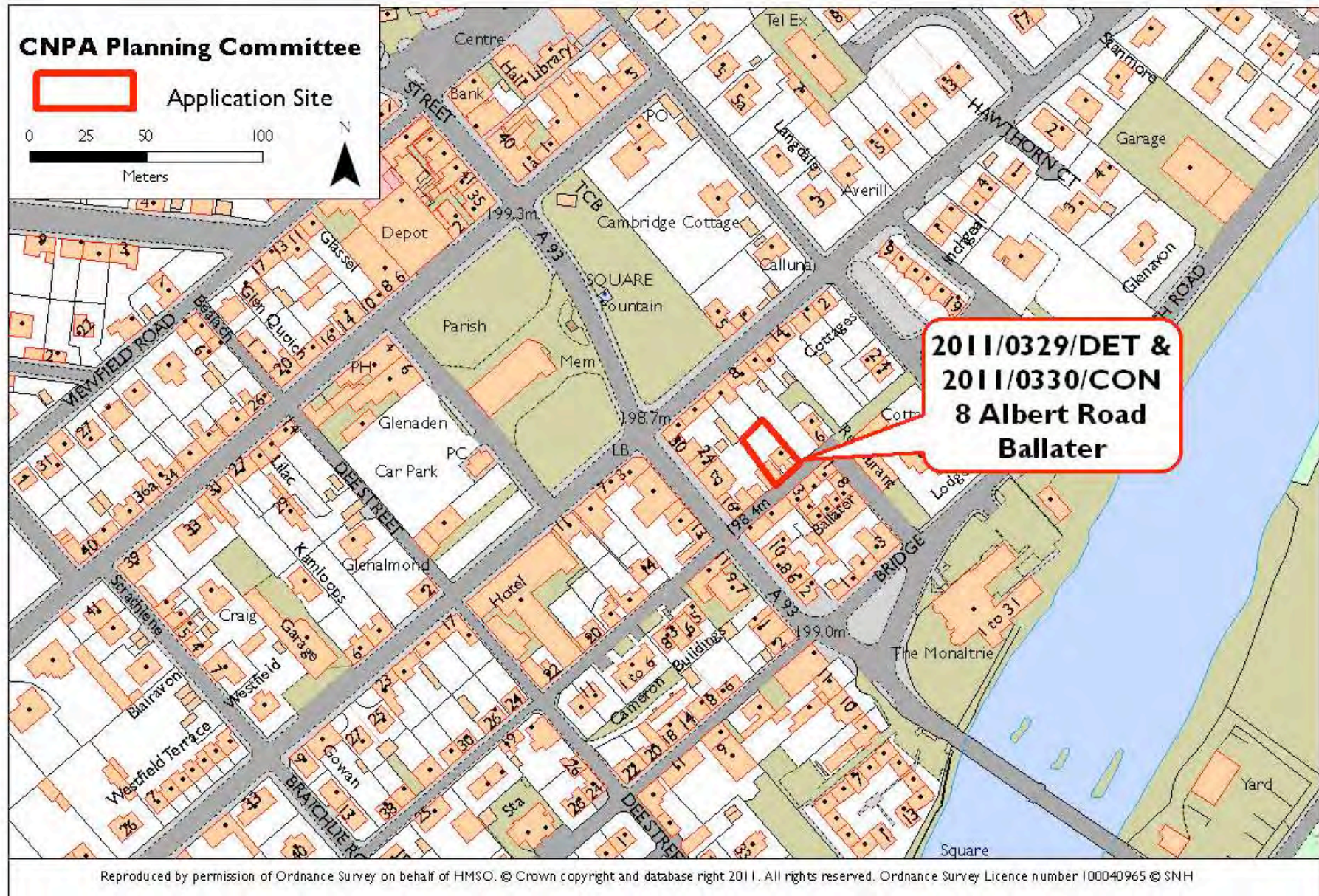
KEY POINTS :

- Planning permission is sought for the demolition of an existing dwelling house and garage and the erection of a replacement dwelling house on a site in Albert Road, within the Ballater Conservation Area;
- A similar application was previously made in 2006 and was not called in by the CNPA, although the CNPA Planning Committee requested that a comment be made that “any proposed replacement dwelling on the site incorporates a granite front, in order to reflect the predominant traditional building material in the area and thereby assist in conserving and enhancing the cultural heritage of the area;”
- Planning permission was granted by Aberdeenshire Council in 2006 and the current planning application is essentially seeking to renew that permission;
- Light pink granite is proposed as the finish on the southern (front) elevation;
- Consistent with the view of the CNPA on the 2006 planning application, the current proposal for a replacement dwelling within the settlement area 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 location of the subject site within the Ballater Conservation Area, the proposed use of a granite finish on the front elevation is welcomed, as a means of assisting in conserving and enhancing the cultural heritage of the area.



Applicant(s):
Proposal:

Mr D R Gray
Demolition of Existing Dwellinghouse and Garage (Renewal of Conservation Area Consent APP/2006/3975) (Conservation Area Consent)



SOUTH ELEVATION 1:50



NORTH ELEVATION 1:50



WEST ELEVATION 1:50

KEY POINTS :

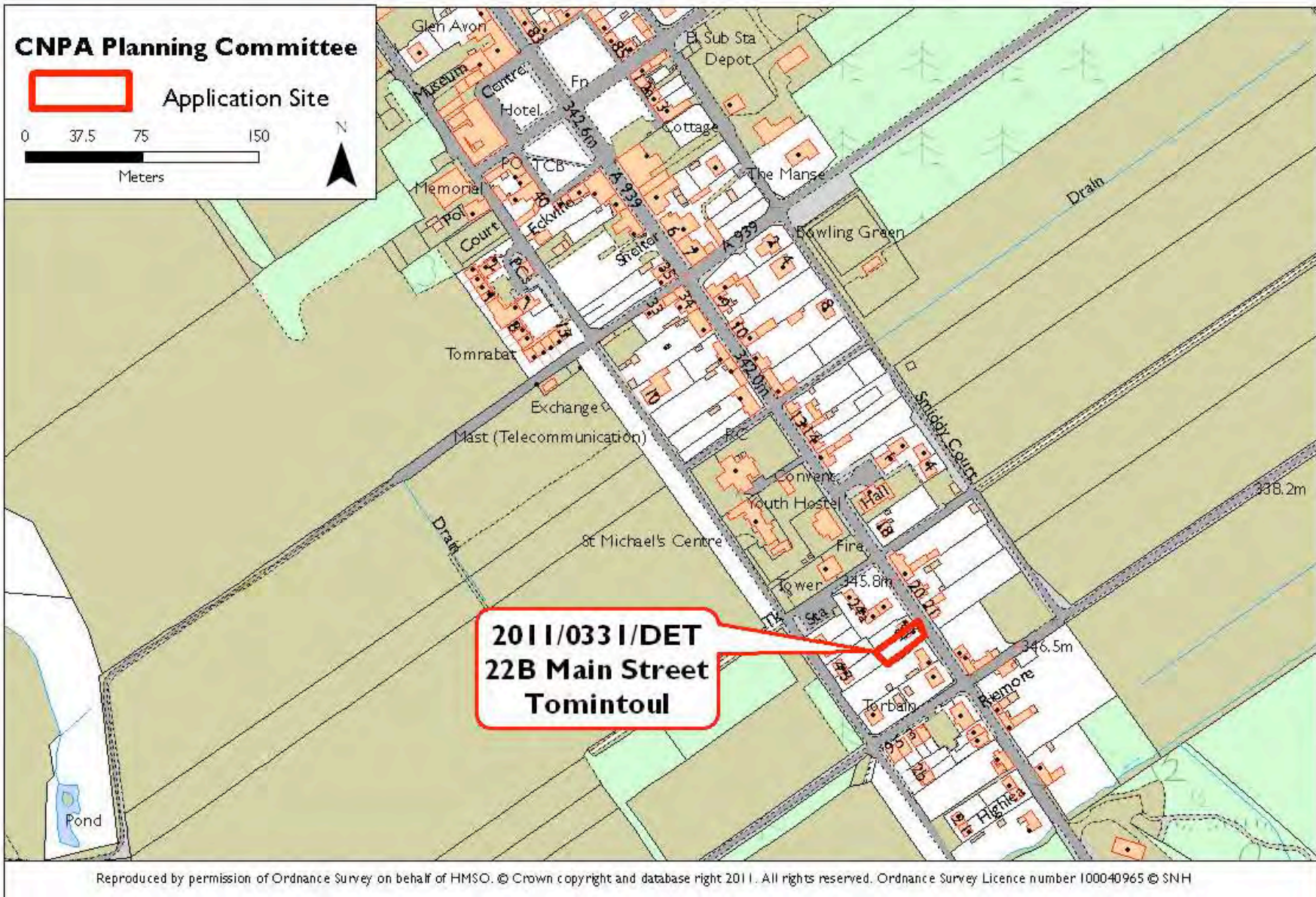
- This is on the same site as the previous application (CNPA ref. no. 2011/0329/DET). Conservation Area Consent is sought for the demolition of an existing dwelling house and garage and the erection of a replacement dwelling house on a site in Albert Road, within the Ballater Conservation Area;
- Similar applications for planning permission and conservation area consent were previously made in 2006 and were not called in by the CNPA;
- Conservation Area Consent was granted by Aberdeenshire Council in 2006 and the current application is essentially seeking to renew that consent;
- Light pink granite is proposed as the finish on the southern (front) elevation;
- Consistent with the view of the CNPA on the 2006 application and as expressed in the foregoing current planning application, the current proposal, for a replacement dwelling within the settlement area 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 location of the subject site within the Ballater Conservation Area, the proposed use of a granite finish on the front elevation is welcomed, as a means of assisting in conserving and enhancing the cultural heritage of the area.

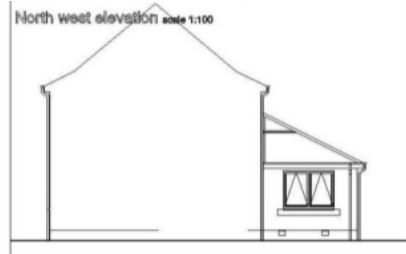
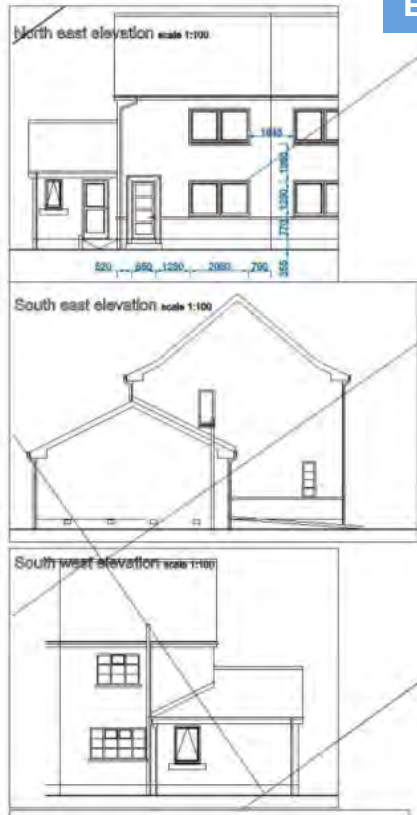
http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2011/3442#casefiles



Applicant(s):
Proposal:

Mr John Sim
Alter and extend house

Existing elevations



Proposed elevations

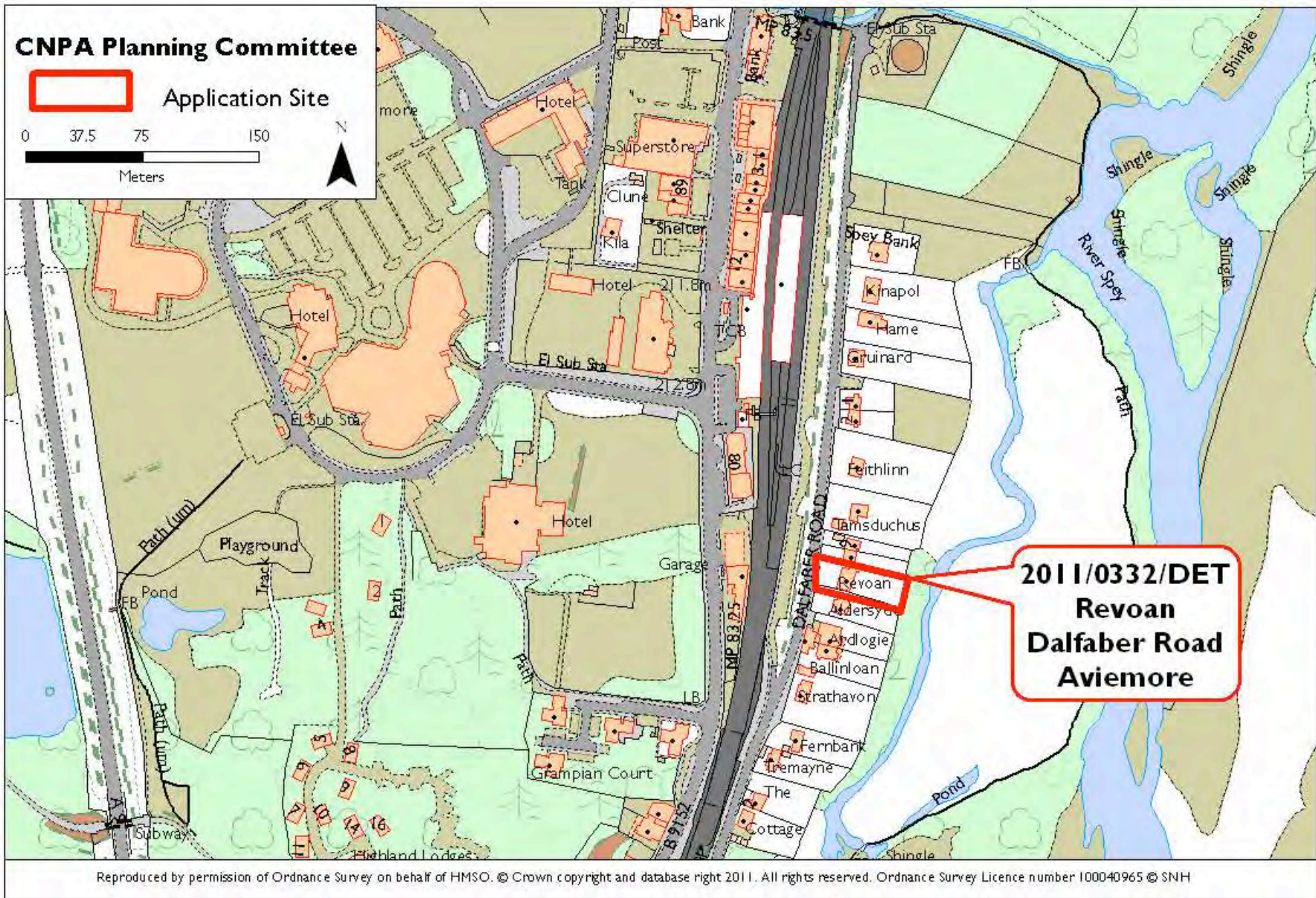


KEY POINTS :

- Planning permission is sought for the erection of a sun room type extension on the front elevation of an existing semi detached two storey dwelling on the Main Street in Tomintoul;
- The proposal is of a minor domestic scale and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : It is recommended that regard should be had to Policy 24 (House extensions and alterations) of the CNP Local Plan in determining this application and in particular consideration should be given to impact of the proposed extension on the front elevation of the dwelling, in the context of the limited front garden area available and the potential impact of the development on the overall streetscape.



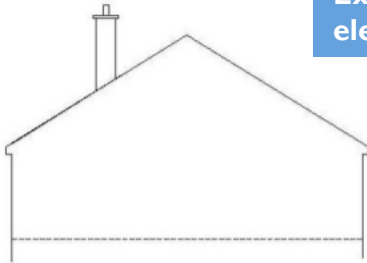
Applicant(s):
Proposal:

Mrs Fiona Mitchell
Alterations to form dormer



EXISTING EAST ELEVATION
1:100

Existing elevations



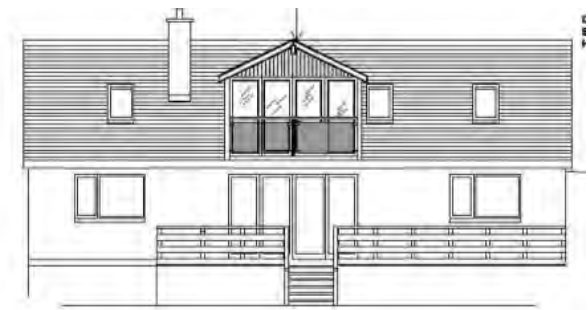
EXISTING SOUTH ELEVATION
1:100



EXISTING FIRST FLOOR PLAN
1:100



PROPOSED FIRST FLOOR PLAN



PROPOSED EAST ELEVATION
1:100

Proposed elevations



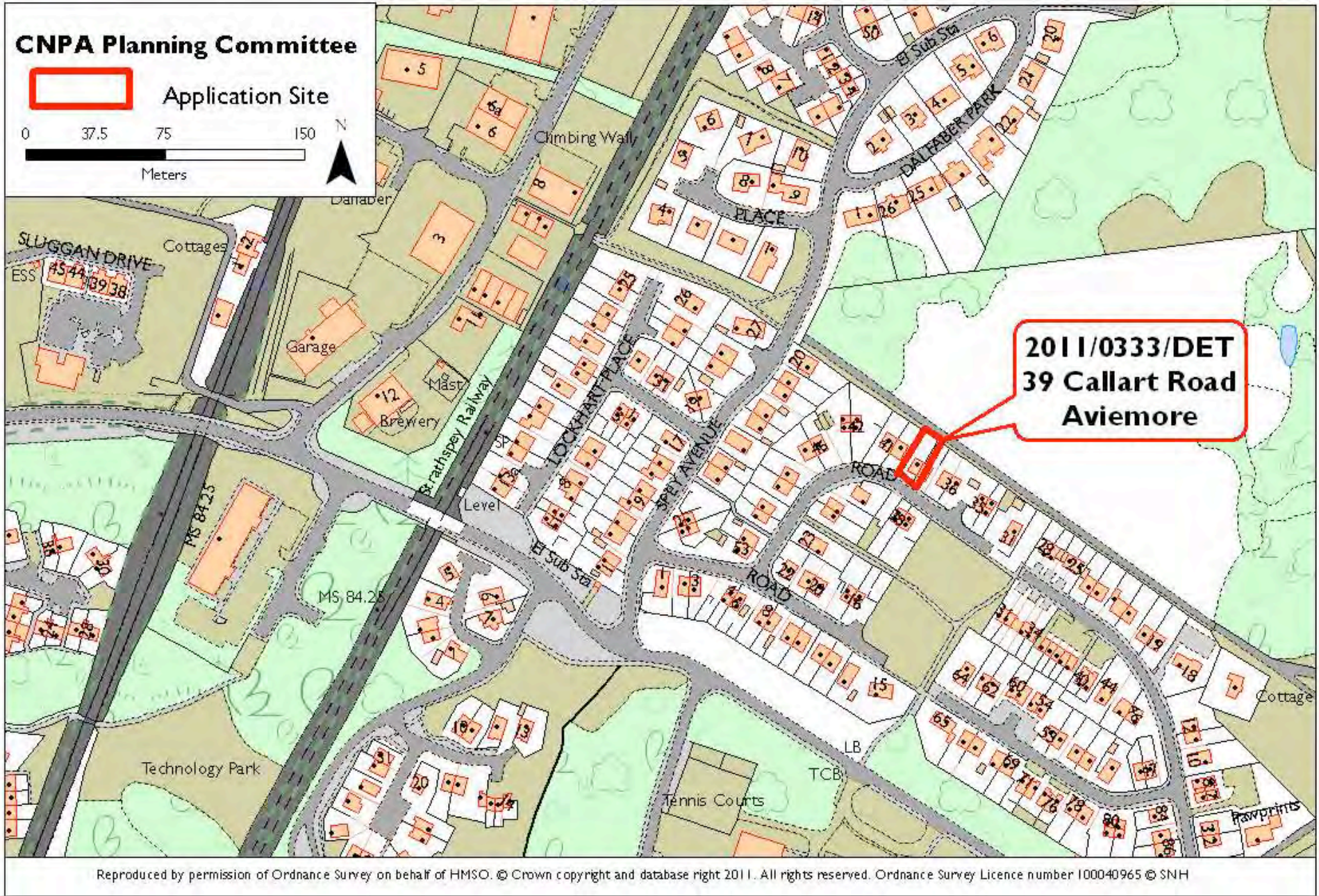
PROPOSED SOUTH ELEVATION

KEY POINTS :

- Planning permission is sought for alterations to an existing detached dwelling house on Dalfaber Road, to form a dormer extension to serve the upper floor;
- The dormer feature would increase the floor space on the upper floor, and provide a seating area, opening onto a balcony;
- 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

<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LSMU5RIH7R000>



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Applicant(s):
 Proposal:

Miss Carole Butler
 Alterations and extension to existing house



KEY POINTS :

- Planning permission is sought for alterations and extensions to an existing dwelling house on Callart Road in Aviemore;
- The existing dwelling is a semi detached single storey dwelling house. A new extension is proposed to the rear of the property;
- A new entrance and a lounge would be created in the new extension. Various alterations to the existing internal layout are also proposed, including the creation of an additional bedroom, and the closing of the existing front entrance;
- The proposed finishes would match those existing;
- The proposed development is of a minor domestic nature and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LSN5E6IH7R000>