

CNPA Planning Committee

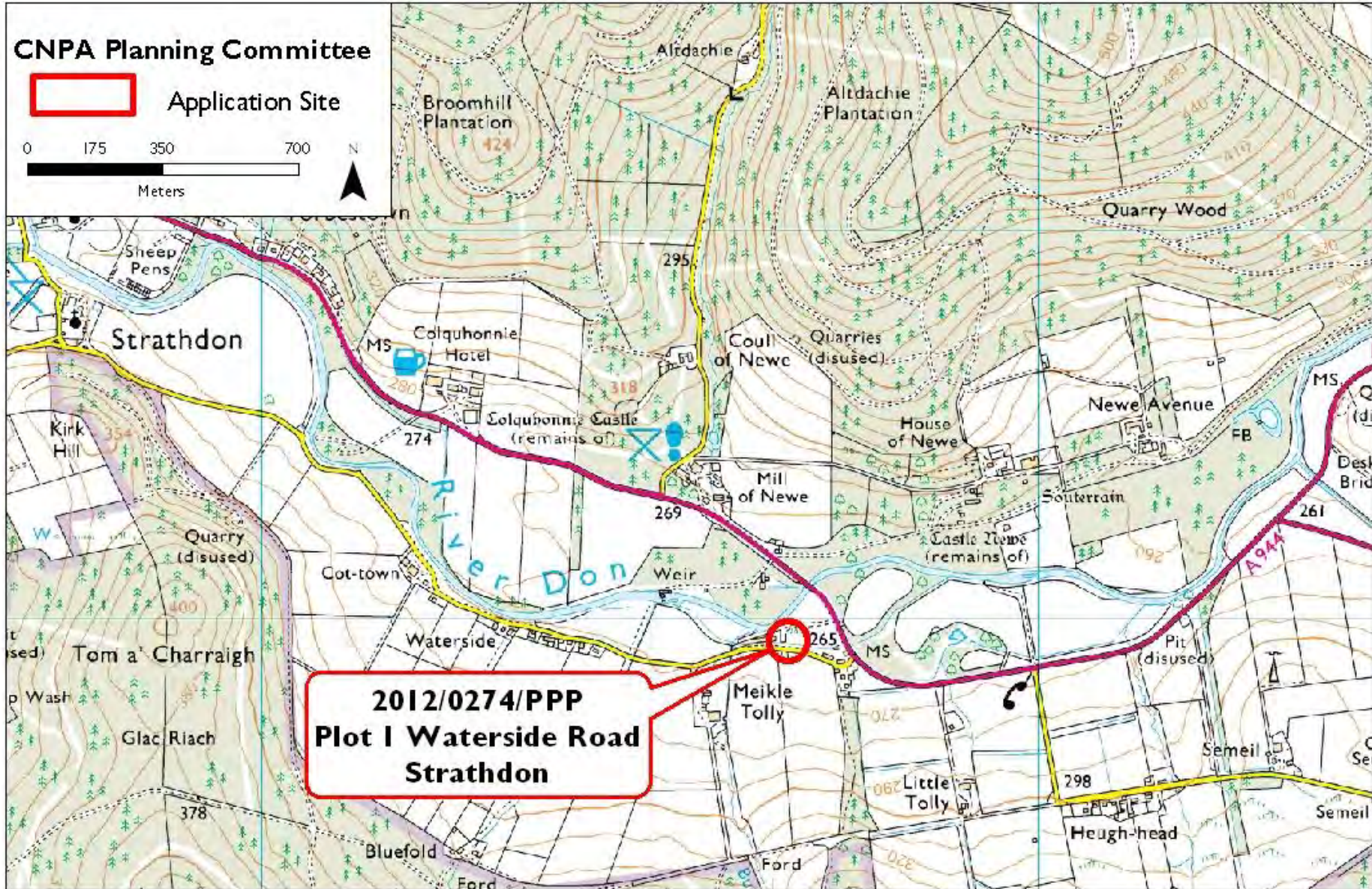


Application Site

0 175 350 700



Meters



**2012/0274/PPP
Plot I Waterside Road
Strathdon**

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Applicant(s) :

Mr. and Mrs. James McIntosh

Proposal :

Erection of a dwellinghouse and garage and formation of access



Proposed site as viewed from Waterside Road, with Medical Centre in the distance



Proposed site adjacent to neighbouring properties

KEY POINTS :

- Planning permission in principle is sought for the erection of a dwelling house and garage and the formation of an access on land to the west of the Medical Centre on Waterside Road in Strathdon;
- A number of existing residential properties exist on land to the west of the proposed site, while the Medical Centre and other residential properties are located a short distance to the east;
- A planning application has also been submitted on the land immediately to the east (CNPA ref. no. 2012/0275/PIP refers);
- The proposed site and the adjacent land to the east can be considered to constitute infill land within the existing group of properties and as such has the potential to accord with CNP Local Plan Policy 21 – Housing Development in Rural Groups. As a proposal for a single house addition to an established rural building group, the development is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

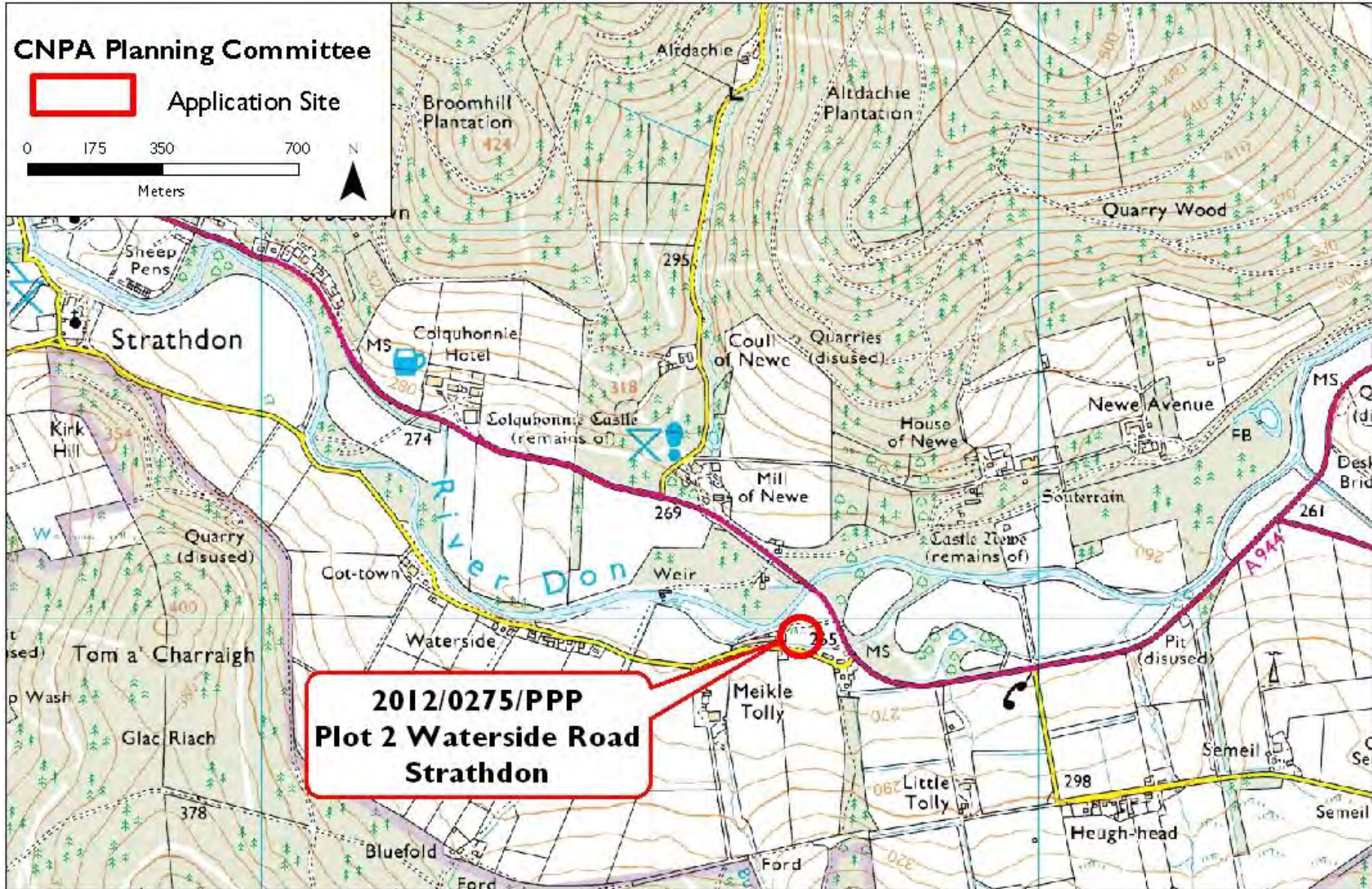
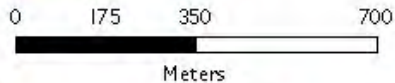
RECOMMENDED COMMENTS : Whilst the proposed development could be considered to be located on infill land within an existing rural building group, it is recommended in the event of planning permission being granted that the dwelling is appropriately positioned on the site to reflect the existing pattern of development in the vicinity. In addition, it is also recommended that efforts are made through new landscaping to compensate for the potential loss of existing vegetation on the site.

[View Planning Application](#)

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Application Site



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Applicant(s) :

Mr. and Mrs. James McIntosh

Proposal :

Erection of a dwellinghouse and garage and formation of access



Proposed site as viewed from the vicinity of the Medical Centre

KEY POINTS :

- Planning permission in principle is sought for the erection of a dwelling house and garage and the formation of an access on land to the west of the Medical Centre on Waterside Road in Strathdon;
- The previously detailed planning application (CNPA ref. no. 2012/0274/PPP) is on land immediately to the west of the subject site, with other residential properties existing further west of that. A number of properties also exist on land to the east of the proposed site, including the Medical Centre and other residential properties.
- The proposed site and the adjacent land to the immediate west can be considered to constitute infill land within the existing group of properties and as such have the potential to accord with CNP Local Plan Policy 21 – Housing Development in Rural Groups. As a proposal for a single house addition to an established rural building group, the development is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

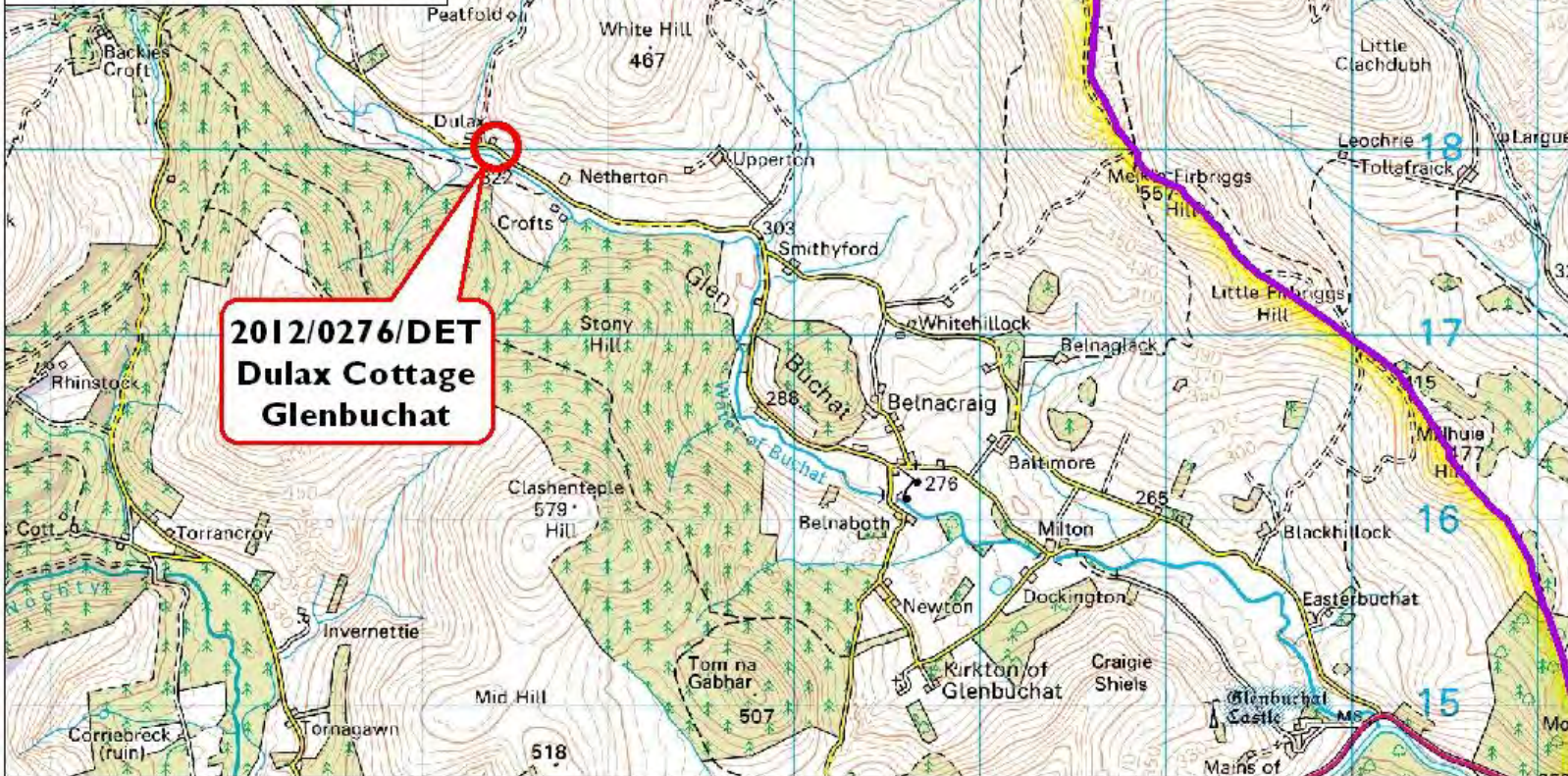
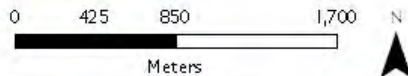
RECOMMENDED COMMENTS : Whilst the proposed development could be considered to be located on infill land within an existing rural building group, it is recommended in the event of planning permission being granted that the dwelling is appropriately positioned on the site to reflect the existing pattern of development in the vicinity. In addition, it is also recommended that efforts are made through new landscaping to compensate for the potential loss of existing vegetation on the site.

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Applicant(s) : Mr. Craig Bruce
Proposal : Reinstatement of dwellinghouse

Please note this ref number has been removed as it was notified to us in error