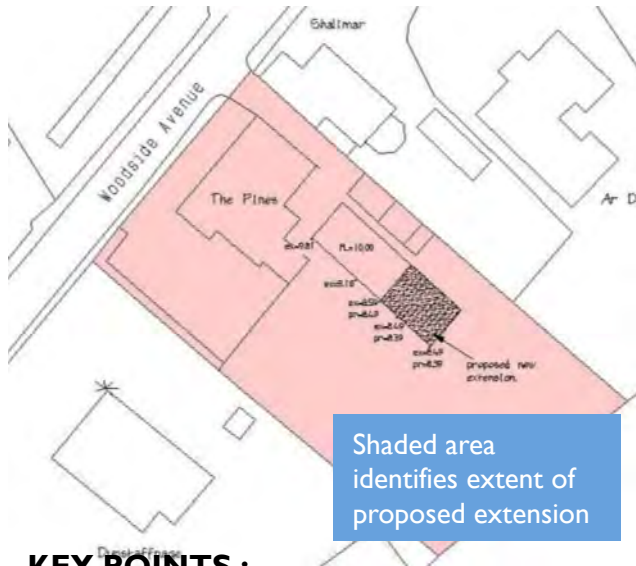
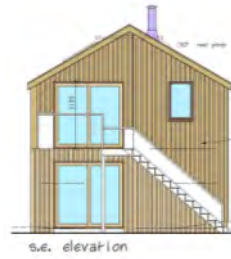


Form extension, re clad walls and roof to cottage to rear
Applicant: Mr and Mrs J Bostock



Shaded area identifies extent of proposed extension



Original cottage identified by broken line



KEY POINTS :

- The structure which is proposed to be extended is located in the rear garden of The Pines Bed and Breakfast on Woodside Avenue in Grantown on Spey;
- The existing cottage which it is proposed to extend is currently in residential use;
- The proposed extension would result in a significant increase in the size of the structure and would result in an enlarged detached accommodation unit that would include an open plan kitchen, dining and lounge area, and a snug on the upper floor, with ground floor accommodation would include 4 bedrooms, bathroom facilities, study and a smaller kitchen;
- The overall structure would be re-clad with Siberian larch timber linings, with dark grey profiled sheeting on the roof;
- The proposed extension is within a large garden, in a residential setting within Grantown on Spey. The domestic nature of the proposal is not considered to raise issues of significance to the aims of the National Park.

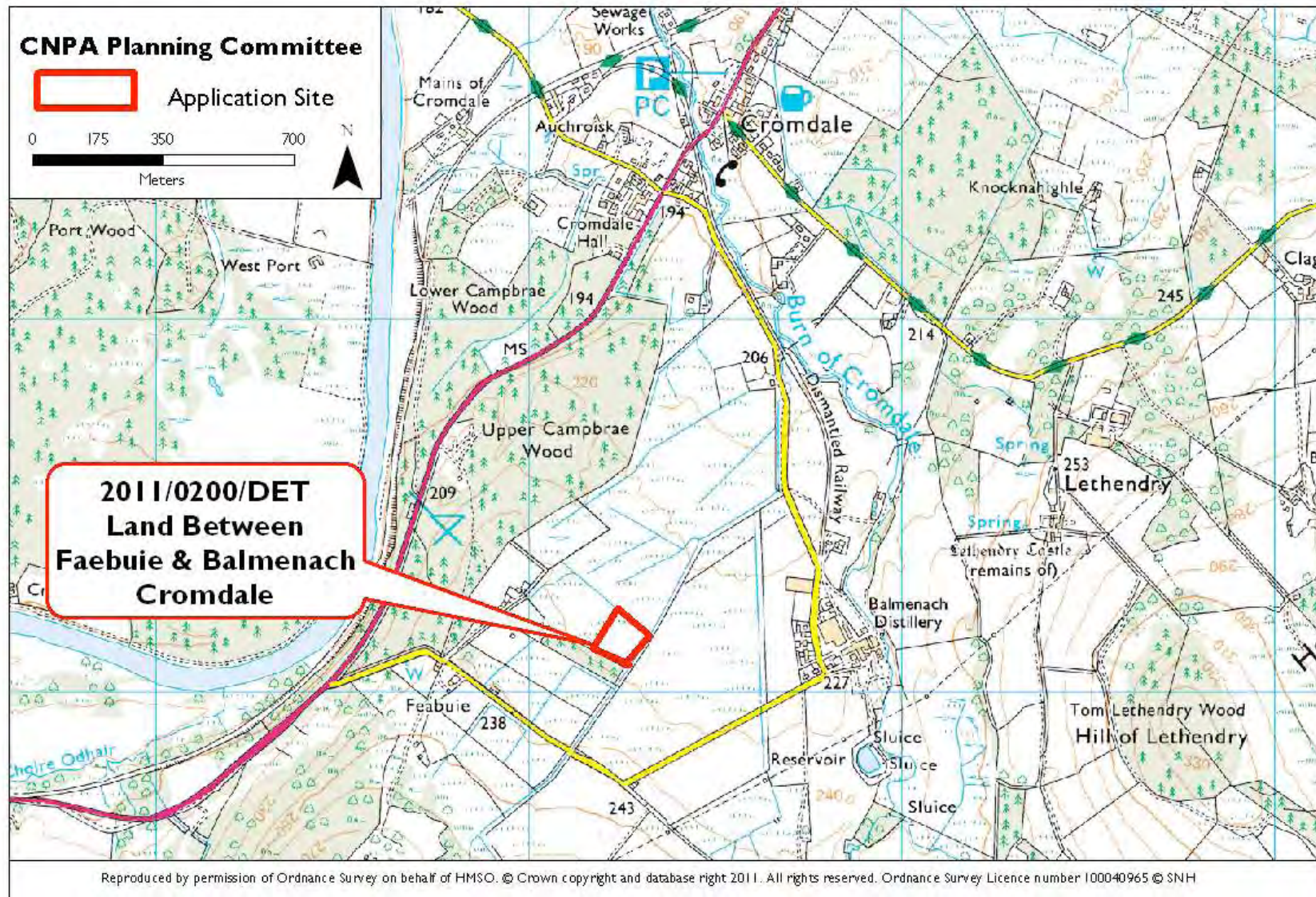
RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : Whilst recognising that the rear garden area is sizeable and has the potential to accommodate an extension to the existing garden cottage, it is suggested that the proposed development may be excessive in scale and that its design may be unsympathetic to the traditional character of The Pines. It is also recommended that the accommodation remain ancillary to the main dwelling house and should not be disposed of separately.

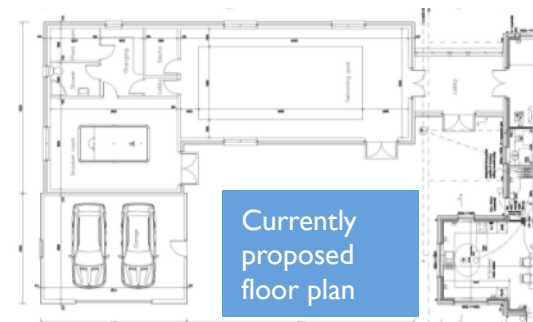
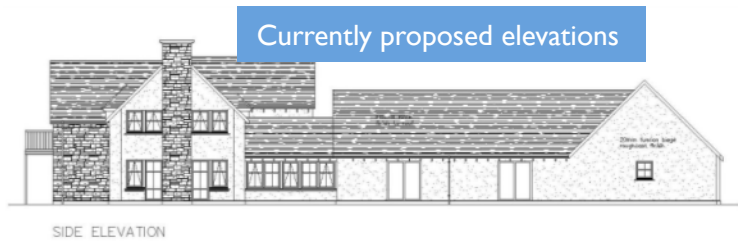
<http://wam.highland.gov.uk/wam/caseFile.do?category=application&caseNo=11/02225/FUL>



Existing cottage and area of proposed extension



Erection of house with attached outbuildings including a garage and swimming pool. (Revised scheme)
 Applicant: Mrs Samantha Wilding Masson



Previously granted dwelling house and detached swimming pool / garage

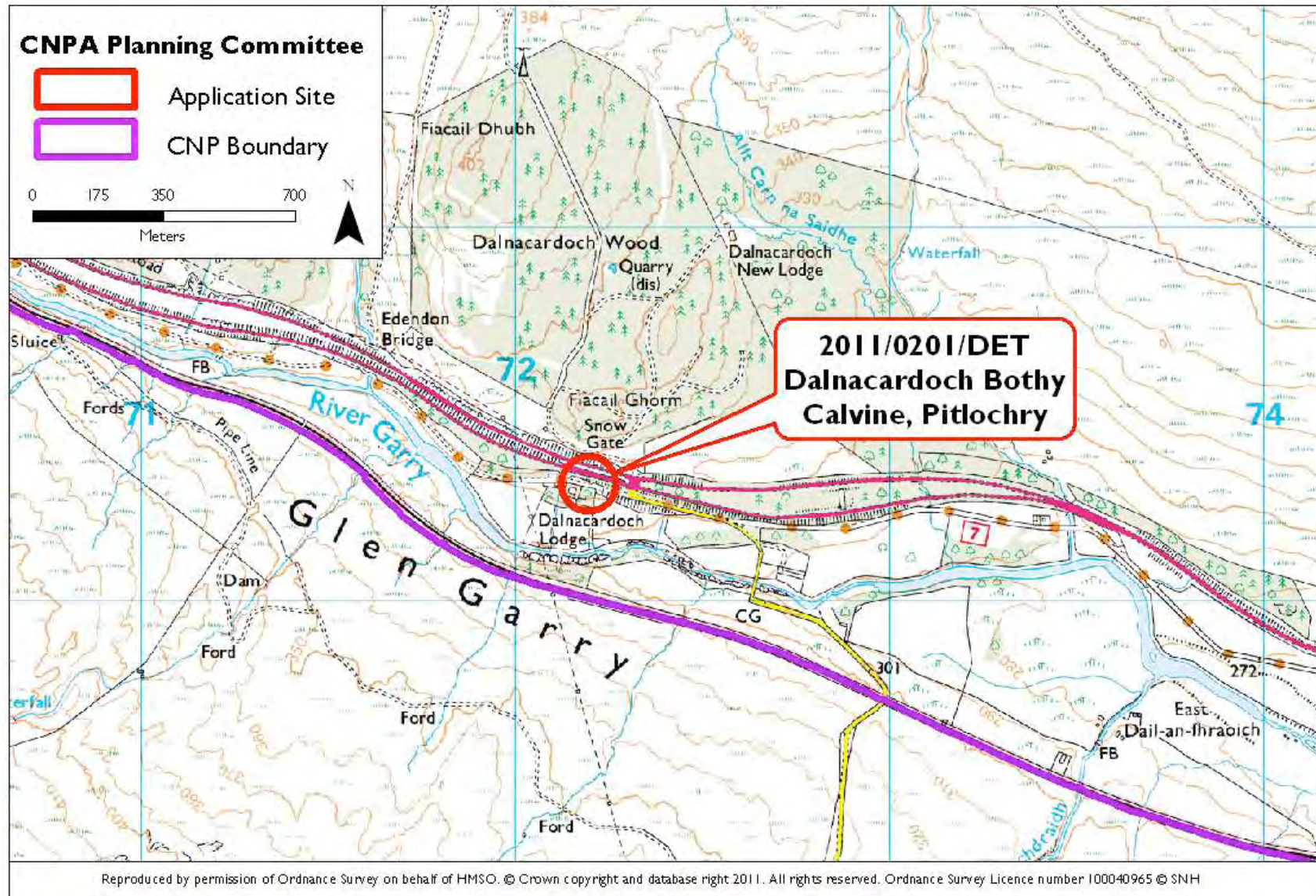


KEY POINTS :

- Permission was previously sought earlier in 2011 for a similar dwelling house and detached outbuilding. The application was not called in by the CNPA as it was on a site which already had the benefit of detailed permission. CNPA comments expressed concern about the “scale and design which would form prominent features in this relatively open landscape and as such could have a negative impact on the landscape character of the area;”
- Some amendments were made to the proposal including a reduction in the size of the outbuilding, its redesign from an elongated footprint to an L shape and its repositioning closer to the dwelling house. Planning permission was granted by Highland Council in May 2011;
- The current proposal is an amended design which now shows the L shape outbuilding attached to the dwelling house by a linked corridor. As a variation to the development which has already been permitted it is not considered to raise issued of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

<http://wam.highland.gov.uk/wam/caseFile.do?category=application&caseNo=11/02293/FUL>



Alterations and extension to dwellinghouse
Applicant: Dalnacardoch Estate Limited



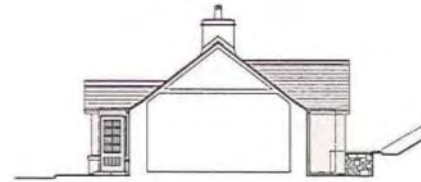
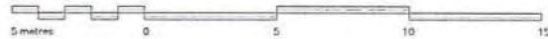
Proposed East Elevation
Scale 1:100



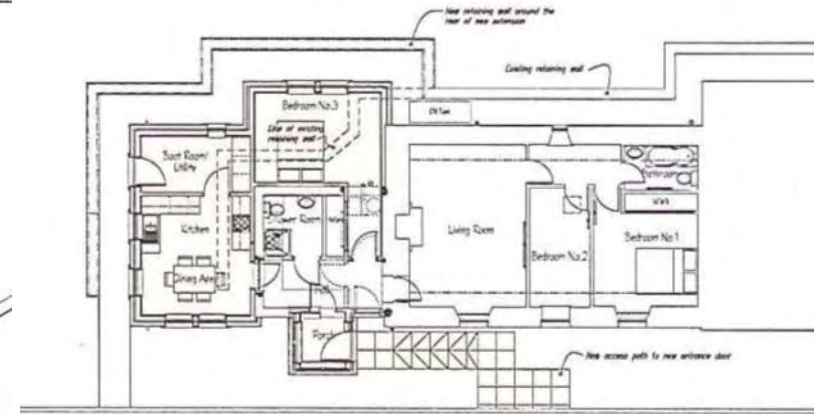
Proposed South Elevation
Scale 1:100



Proposed North Elevation
Scale 1:100



Proposed Sectional East Elevation
Scale 1:100



Material Specification

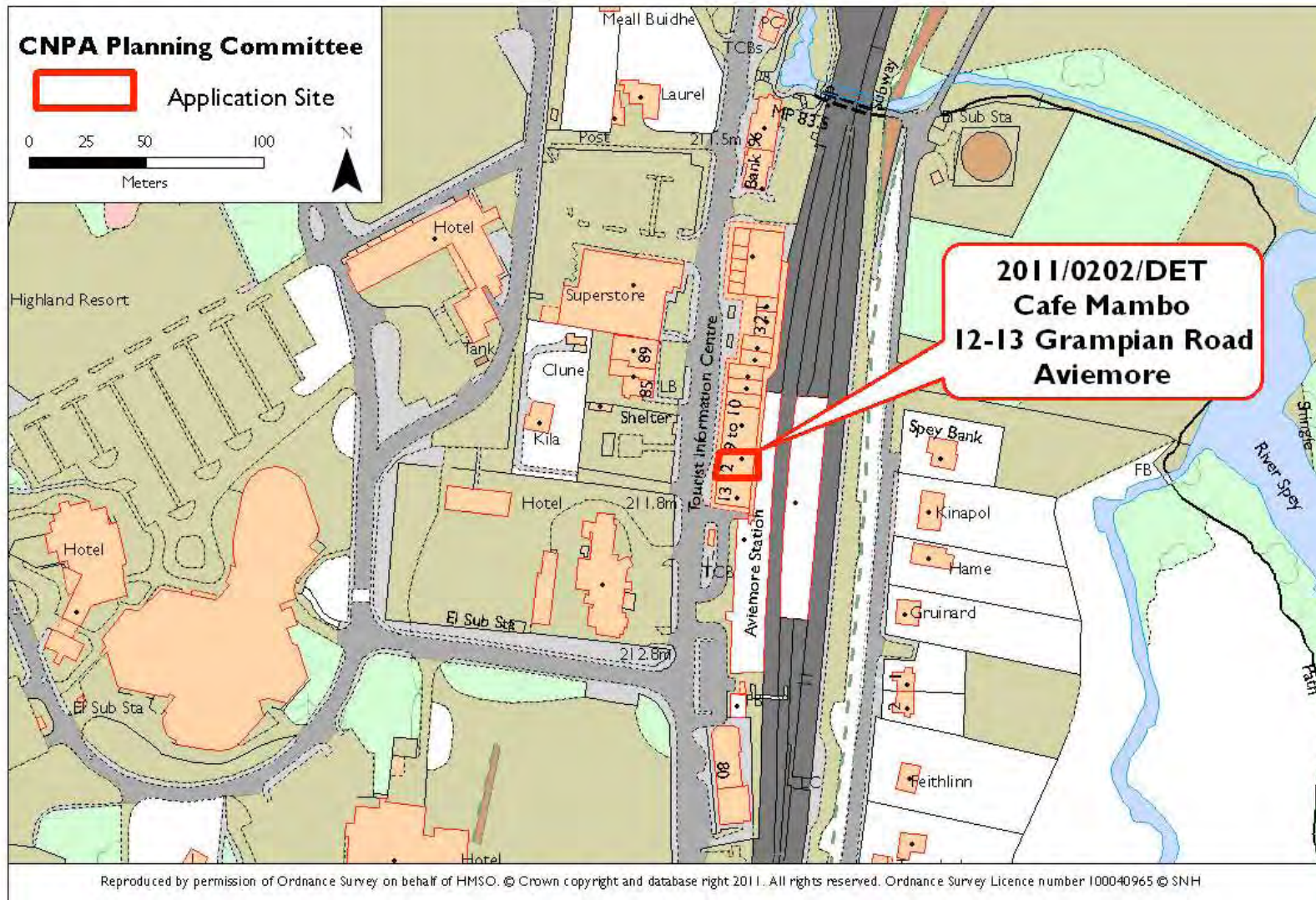
Walls:-	Self coloured wet dash render
Roof:-	Natural slate roof to match the existing house
Doors:-	Timber doors finished green to match existing
Windows:-	White casement windows to match existing
Facades:-	Timber fascias painted white to match existing extension
Rainwater Goods:-	Cast iron finished green to match existing

KEY POINTS :

- Planning permission is sought for a single storey extension to an existing dwelling house;
- The proposed extension would utilise materials which are similar to the existing structure;
- The extension would provide a new bedroom, shower room and kitchen / dining, and would also facilitate changes to the room layout in the existing dwelling;
- The proposal is of a minor domestic nature and does not raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

<http://193.63.61.24/WAM133/showCaseFile.do?appType=DC&appNumber=11/01023/FLL>



Change of use of store room to games room and bar area
Applicant: Mr Justin Vieregge

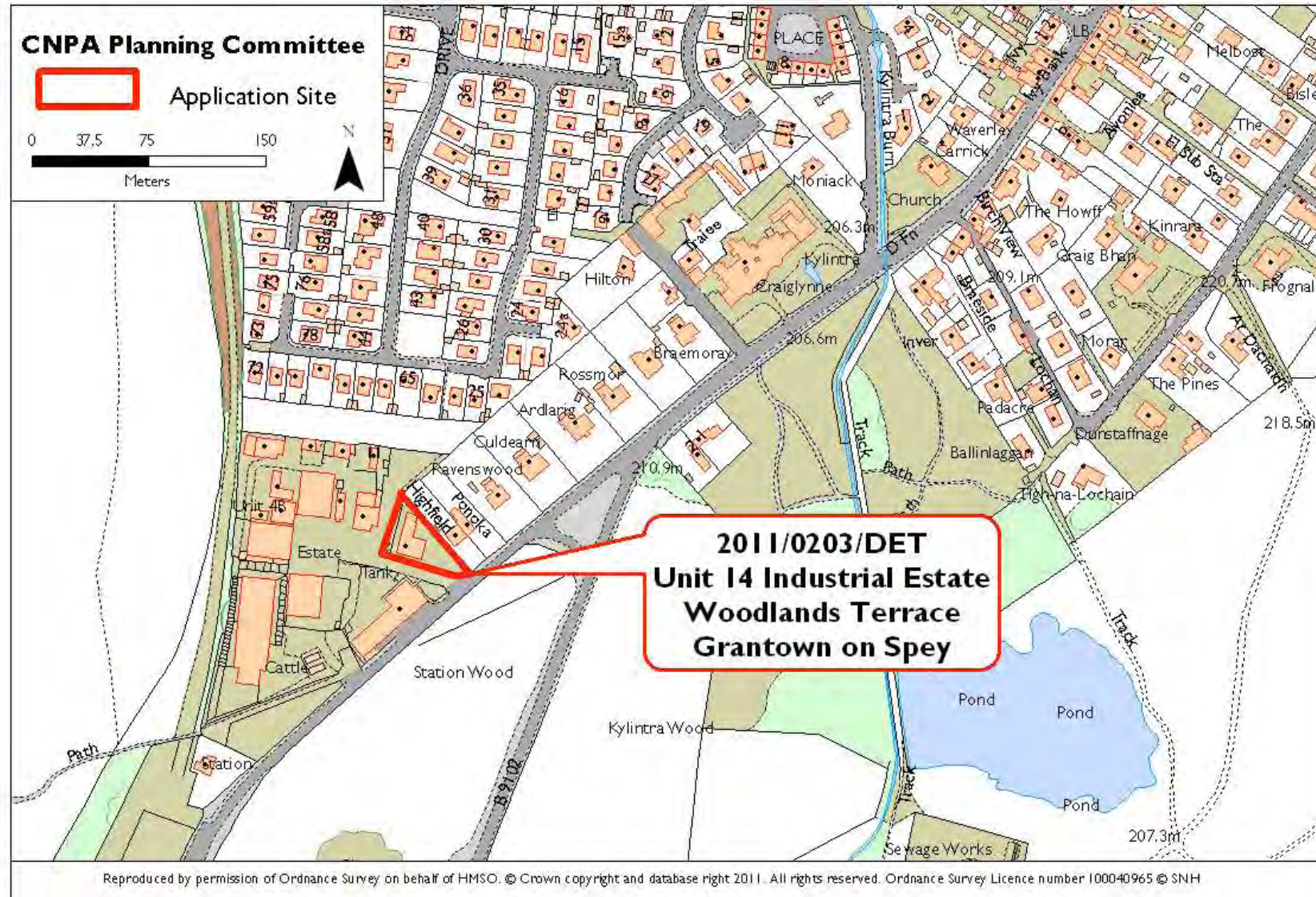


KEY POINTS :

- Planning permission is sought for a change of use of a store room in Café Mambo to a games room and bar area;
- The proposal would not result in any alterations to the exterior of the property;
- The internal changes and resulting change of use within a commercial facility in the core area of Aviemore are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

<http://wam.highland.gov.uk/wam/caseFile.do?category=application&caseNo=11/02339/FUL>



Change of use from retail to class 4, 5 and 6 (retrospective)
Applicant: Highland Forestry Limited

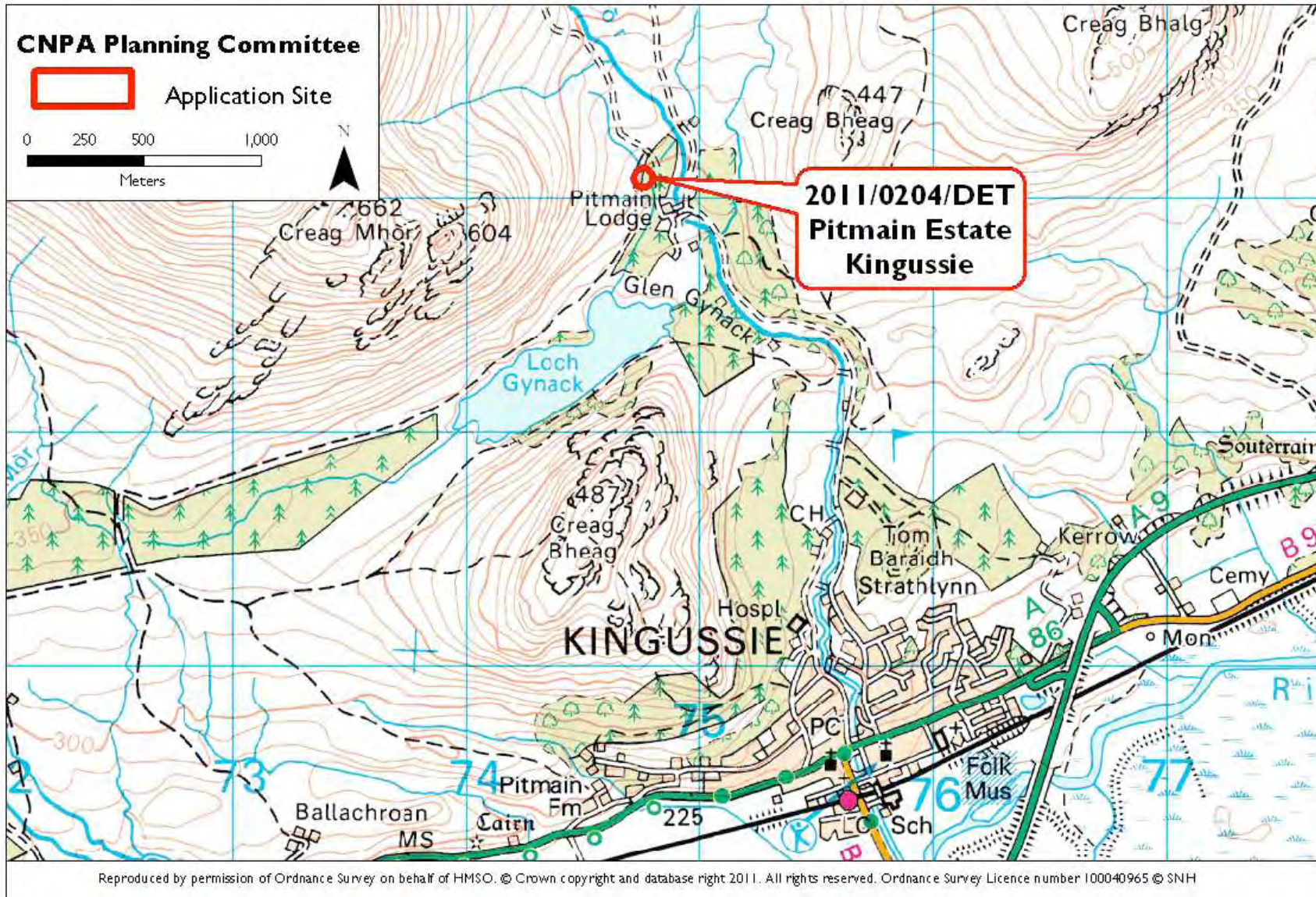


KEY POINTS :

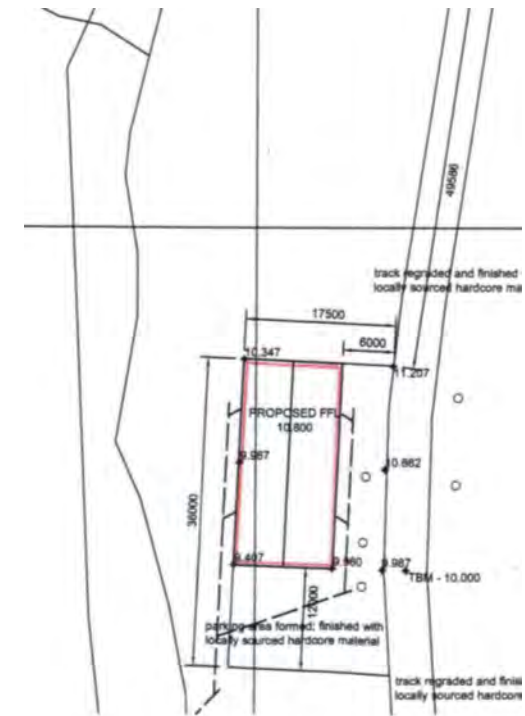
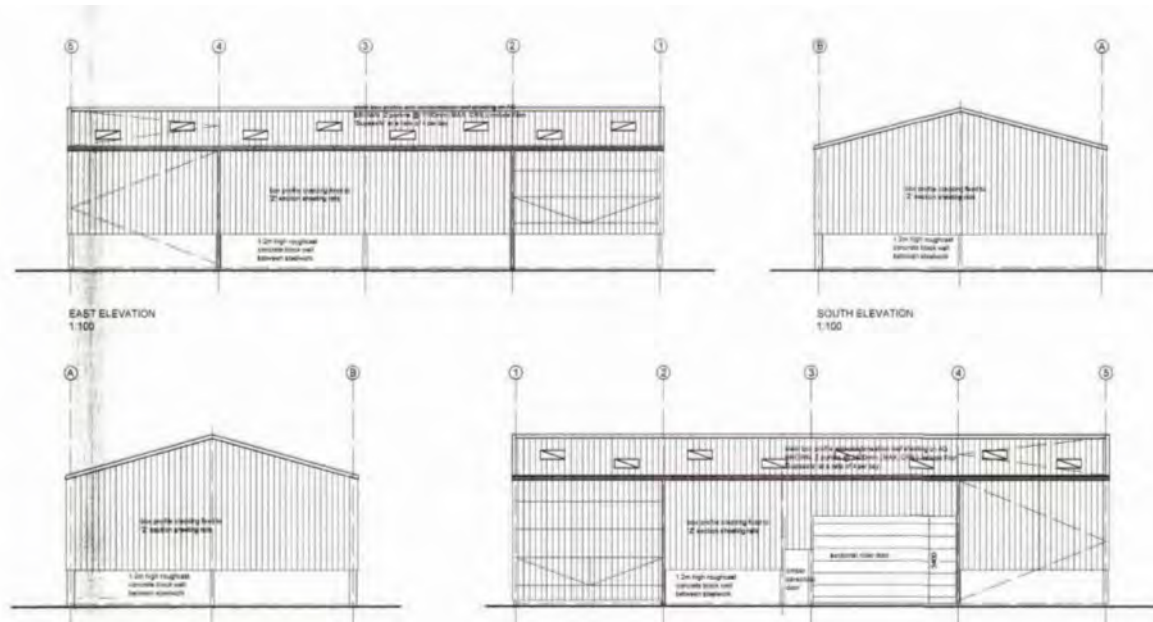
- The building is within Woodlands Industrial Estate and was previously used for the repair and maintenance of motorhomes and caravans and the sale of caravan accessories;
- The current applicants have taken over the use of the building to develop a new business – Highland Forestry Limited, a forestry and arboricultural contracting business.;
- The proposal is described on the application form as being retrospective as equipment has already been moved into the premises in preparation for the opening of the business;
- The application has resulted from Highland Council planning officials visiting the premises and advising of the need to apply to change the use of the premises;
- A change of use is sought from retail to class 4 (business), class 5 (general industrial) and class 6 (storage or distribution);
- The change of use of the premises, which is within an established industrial estate, 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/caseFile.do;jsessionid=2D041B294F9F34D63A02C633F1DE8B17?category=application&caseNo=11%2F02255%2FFUL>



Erection of general agricultural storage/workshop
Applicant: Pitmain Estate Ltd



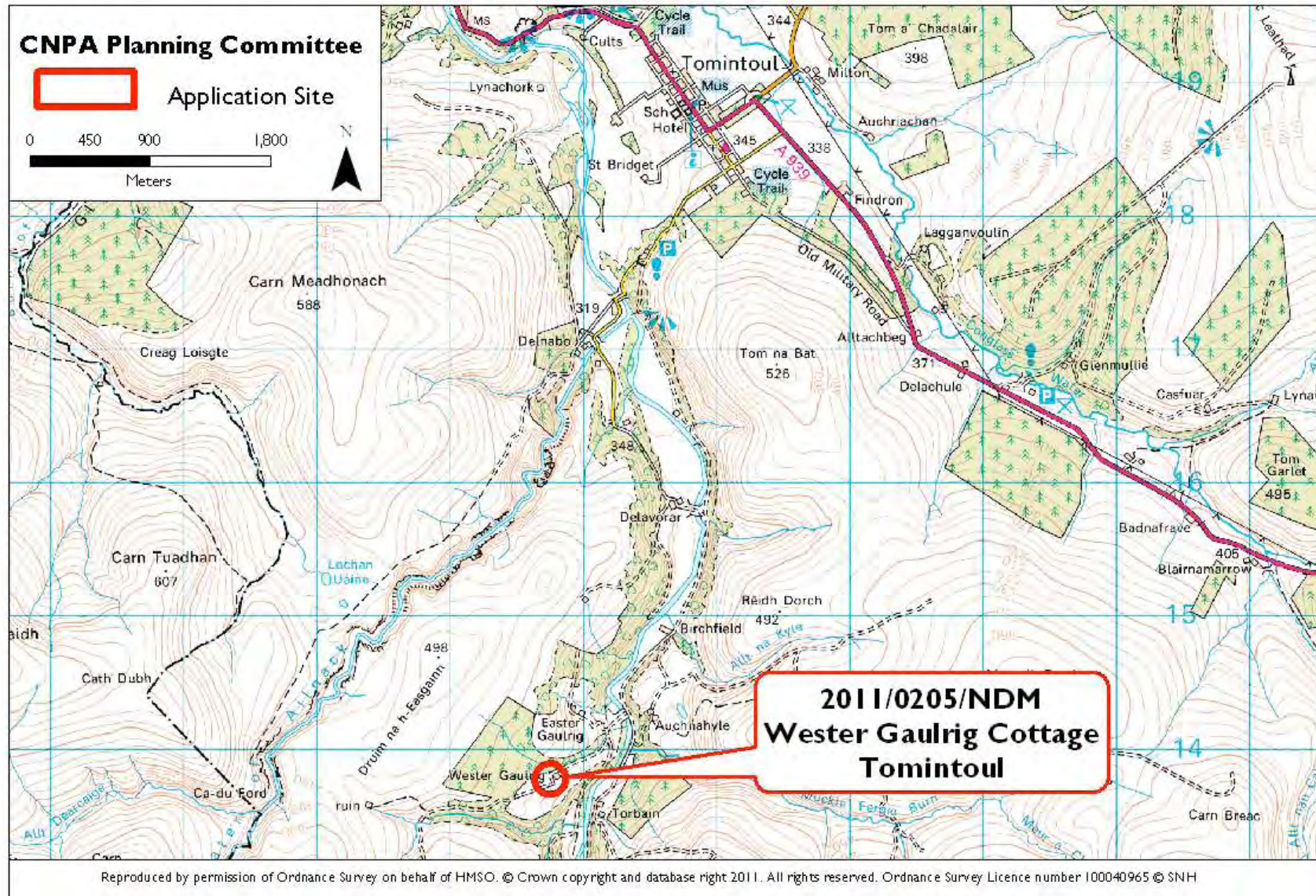
KEY POINTS :

- The proposed building is a standard agricultural steel framed structure, with the external finish consisting of a blockwork base wall, with box profile cladding on the remainder of the walls and roof. Details on the application form indicate that the cladding would be 'Juniper Green';
- The structure is required as an agricultural workshop / storage space and would have a floor area of 24m x 11.50m, extending to a ridge height of 6.60metres;
- The structure is in the vicinity of existing estate staff accommodation;
- As a Prior Notification for Agricultural Development there are no statutory call in powers.

RECOMMENDATION : NO STATUTORY CALL IN POWERS

RECOMMENDED COMMENT : The proposed site is at the junction of an existing Right of Way (HB41) and a popular access point for Carn an Fhreachadain (a corbett). In order to assist in the general public's enjoyment of the special qualities of the area both tracks should be kept free of obstruction at all times, during and after construction.

<http://wam.highland.gov.uk/wam/caseFile.do;jsessionid=F866CF70D259A25401CCFC64E5FB98DF?category=application&caseNo=11%2F02328%2FAGR>



Demolish of adjacent barn
Applicant: Andras Limited



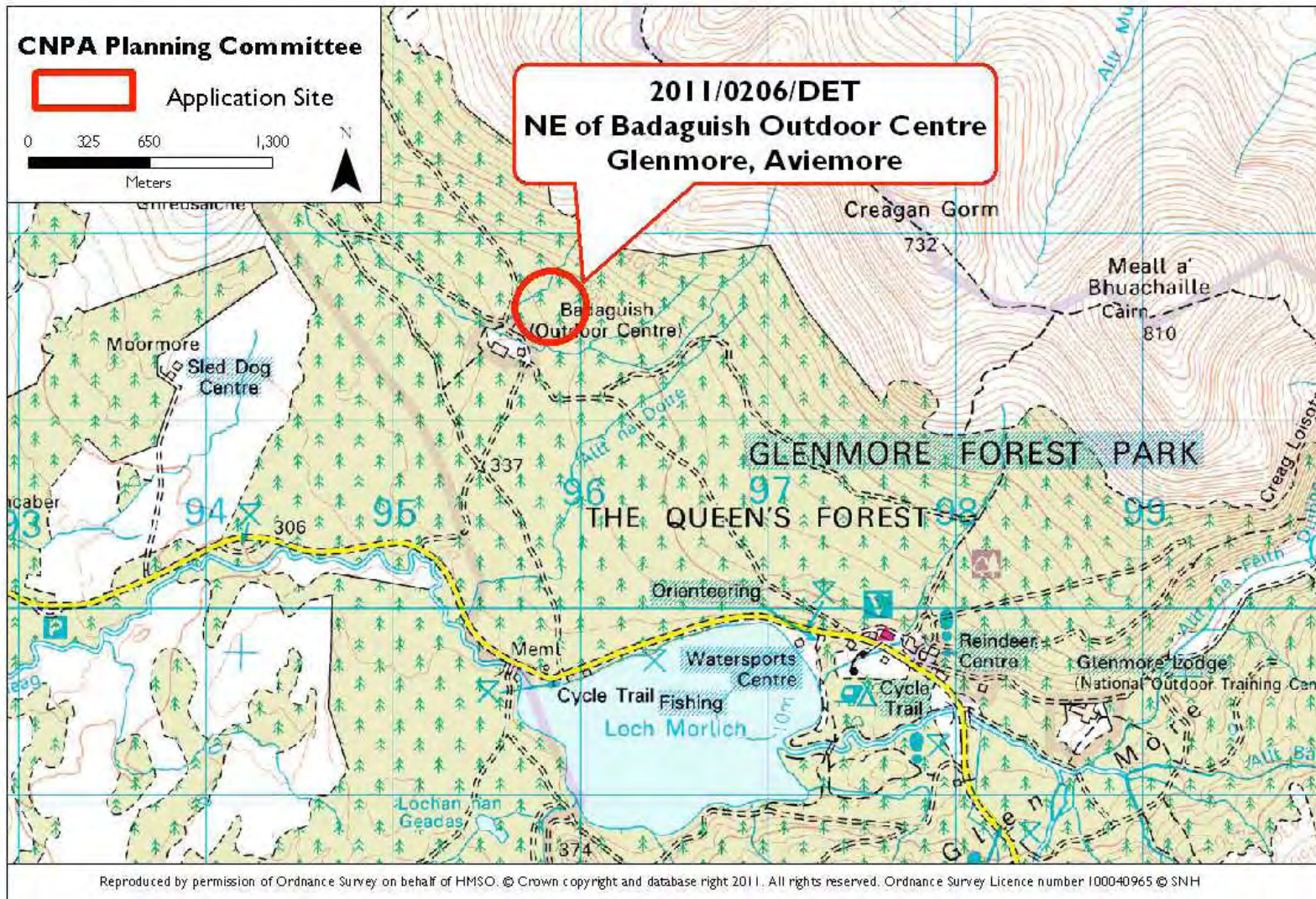
KEY POINTS :

- This is an Application for Prior Notification and Prior Approval for the demolition of a barn;
- The existing structure is described on the application form as a dilapidated and redundant stone barn which is structurally unsafe and beyond economical repair;
- The CNPA were notified in May 2011 of an application for Prior Notification and Prior Approval for the erection of an agricultural storage building;
- There are no statutory call in powers;

RECOMMENDATION : NO STATUTORY CALL IN POWERS

RECOMMENDED COMMENTS : Having regard to the first aim of the National Park which includes conserving and enhancing the natural heritage of the area, it is recommended that the structural condition of the building be investigated prior to the proposed demolition.

<http://public.moray.gov.uk/eplanning/applicationDetails.do?activeTab=documents&keyVal=LNIBHGBG02M00>



Erection of 35 wooden wigwams, on site activity area/canvas tent area and mountain bike free ride trail
Applicant: Speyside Trust



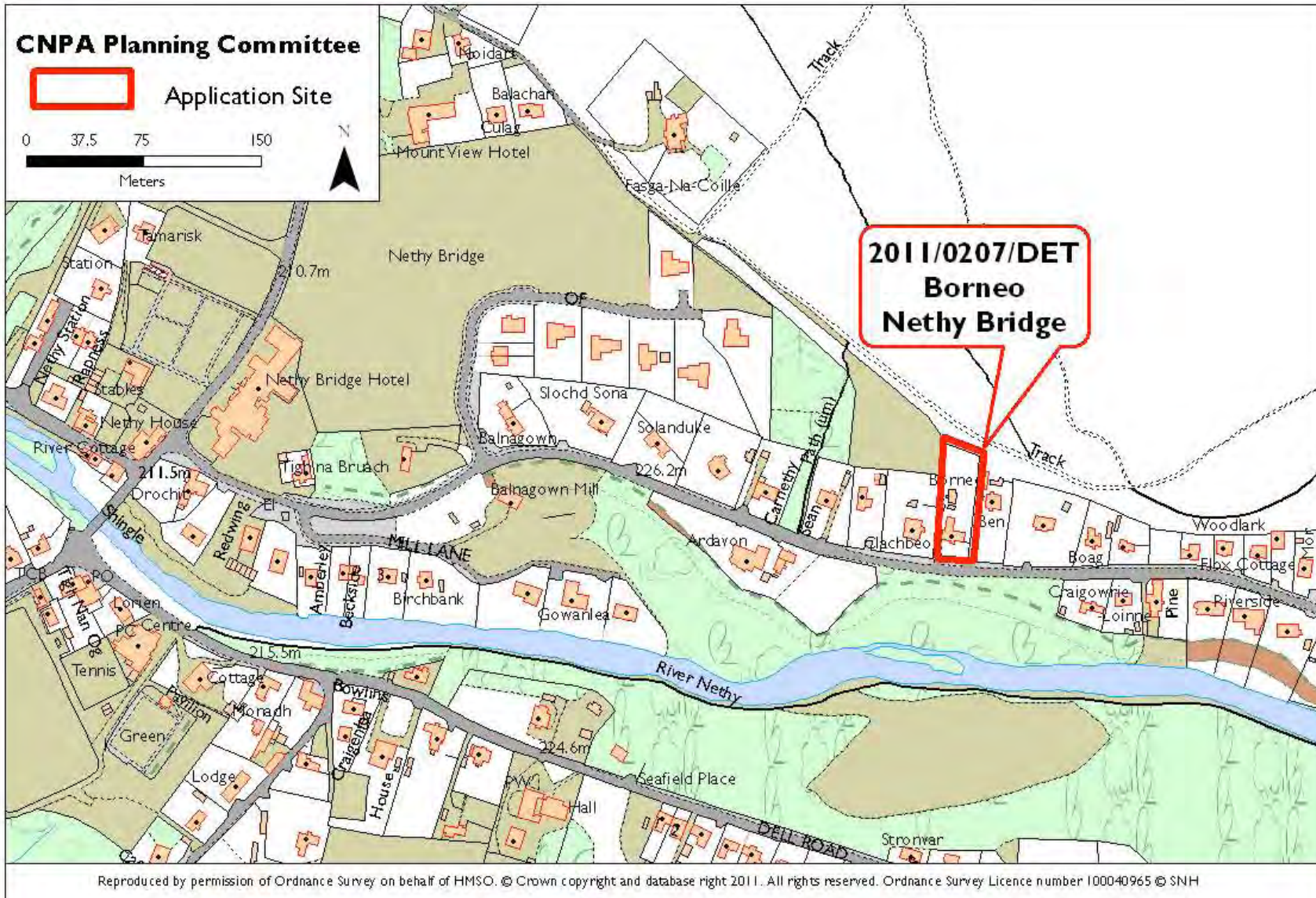
KEY POINTS :

- The proposed development is for further expansion of the Badaguish Outdoor Centre and includes proposals for the erection of 35 wooden wigwams, a canvas tent area and a mountain bike free ride trail;
- The development is proposed in an area which is currently part of a commercial forest plantation and would involve clear felling of much of the site area.

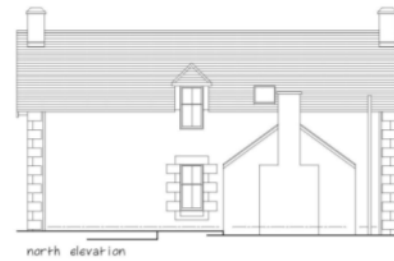
RECOMMENDATION : CALL IN

The development represents a further consolidation of an established business which is sited within a National Scenic Area. Similar to the case with previous applications relating to the established business, the proposal is of general significance to the aims of the National Park, and is of particular significance in terms of conserving and enhancing the natural heritage of the area, the promotion of recreation and tourism and also social and economic development.

<http://wam.highland.gov.uk/wam/caseFile.do?category=application&caseNo=11/02361/FUL>



Form extension to side of house
 Applicant: Mr And Mrs F Strang & D Strang

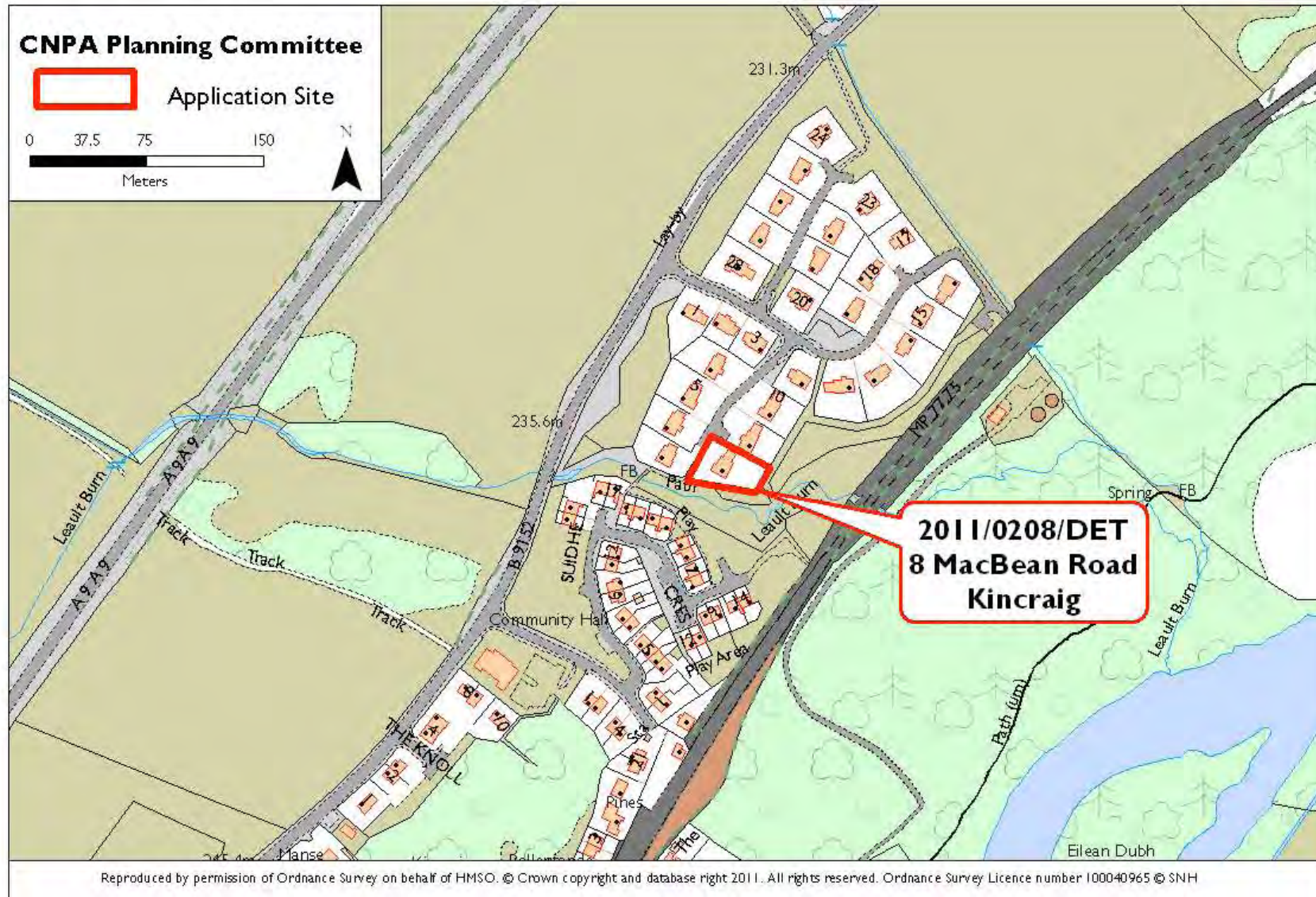


KEY POINTS :

- A small timber clad extension is proposed on the side elevation of the existing detached, traditional dwelling house; ;
- Various amendments are also proposed on the rear elevation and an existing rear extension, including the installation of new French doors, the creation of new window openings and the installation of velux windows;
- The proposed works are of a minor domestic nature and are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

<http://wam.highland.gov.uk/wam/caseFile.do?category=application&caseNo=11/02400/FUL>



Erection of sunroom and porch
Applicant: Mr & Mrs Sue Kanda



SIDE ELEVATION 1:50



SITE PLAN 1:250

KEY POINTS :

- The existing dwelling house is a relatively recently constructed one and a half storey detached dwelling within a housing development in Kincaig;
- A sunroom is proposed on the rear elevation and a small porch is proposed on the front elevation. Materials proposed in both are consistent with those on the existing dwelling house;
- The proposed development is of a minor domestic addition to the existing dwelling house 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/caseFile.do?category=application&caseNo=11/02312/FUL>