

Please Note:

The following PowerPoint presentation is for internet test purposes only.

The next Call-in process will take place at the Planning Committee meeting on:
Friday 12 November 2010 at 10:30am, Grant Arms Hotel, Grantown on Spey.

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:

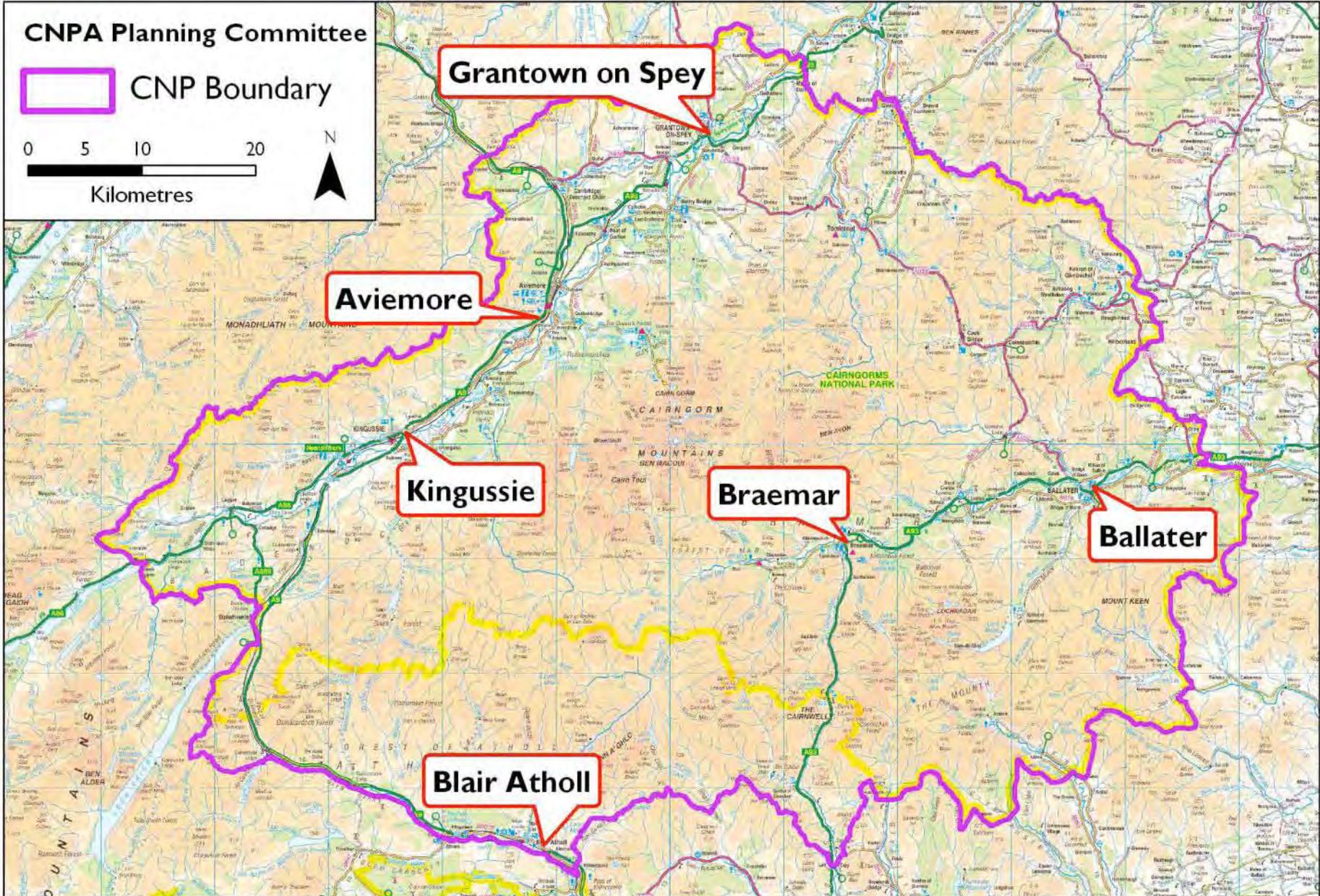
Aberdeenshire Council: www.aberdeenshire.gov.uk/planning/apps

Angus Council: http://planning.angus.gov.uk/PublicAccess/tdc/tdc_home.aspx

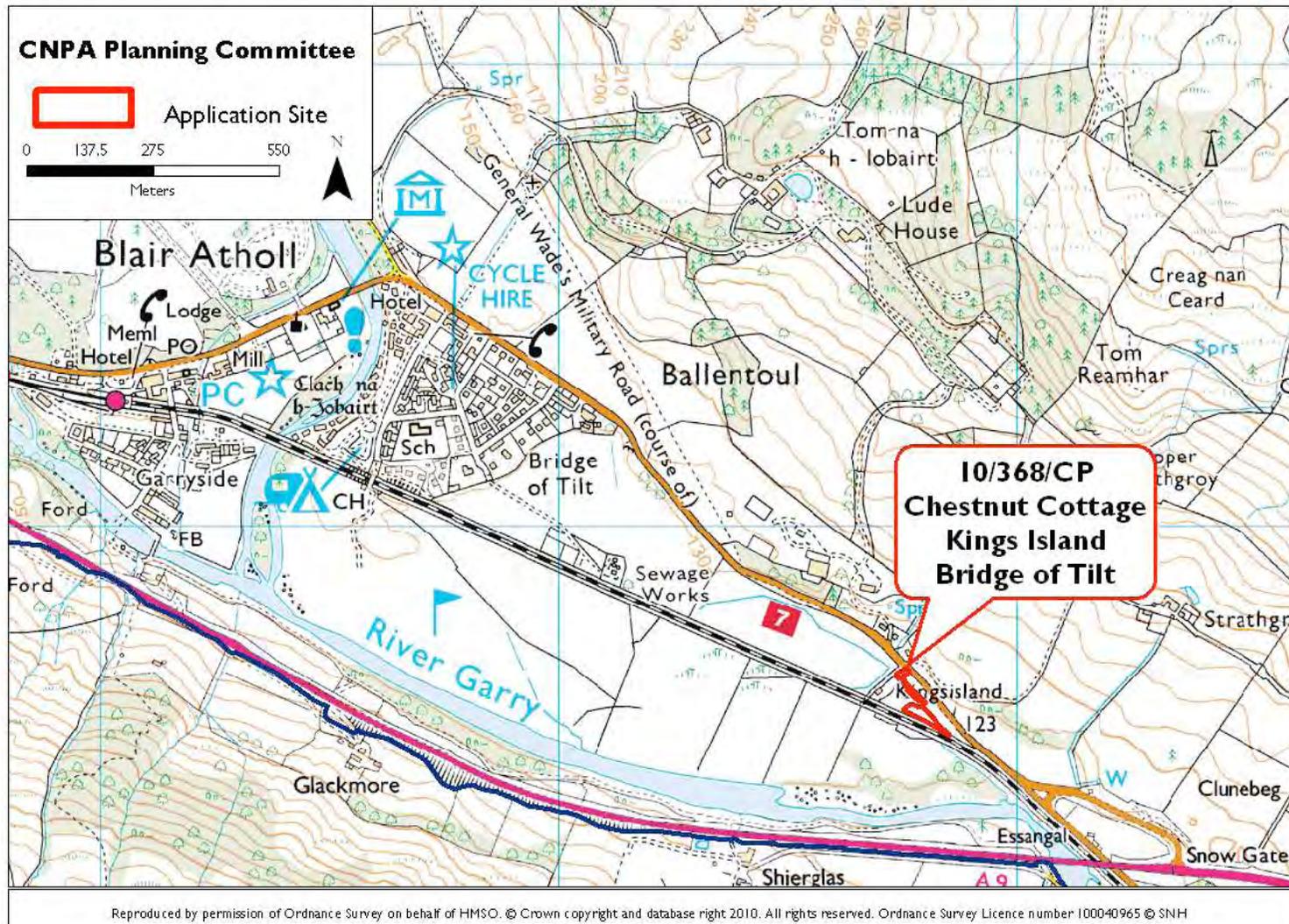
Highland Council: <http://wam.highland.gov.uk/wam/>

Moray Council: <http://public.moray.gov.uk/eplanning/search.do?action=simple>

Perth & Kinross Council: http://193.63.61.22/publicaccess/tdc/DcApplication/application_searchform.aspx



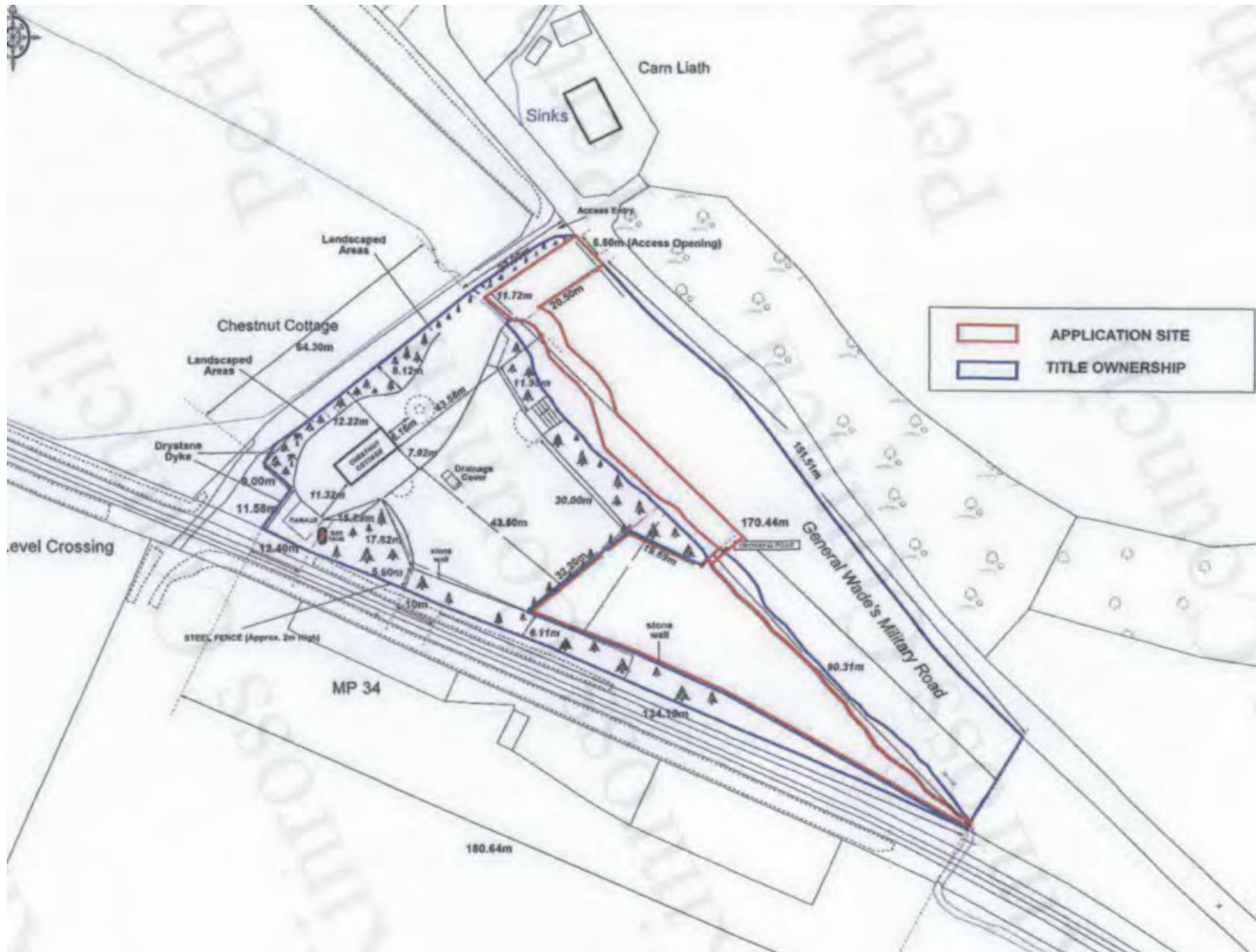
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Planning in Principle

Erection of a dwelling house







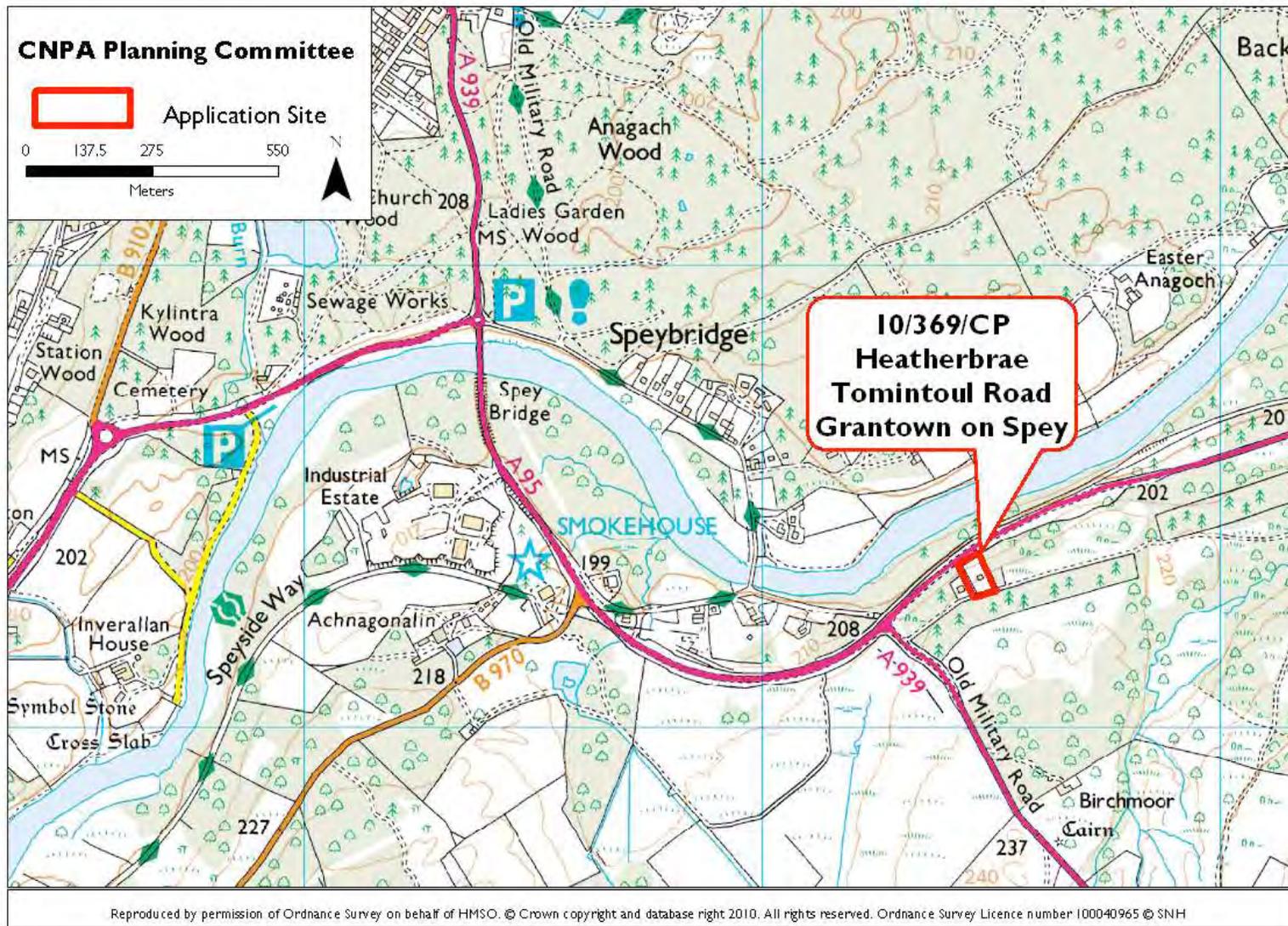
Site

Access

Key points :

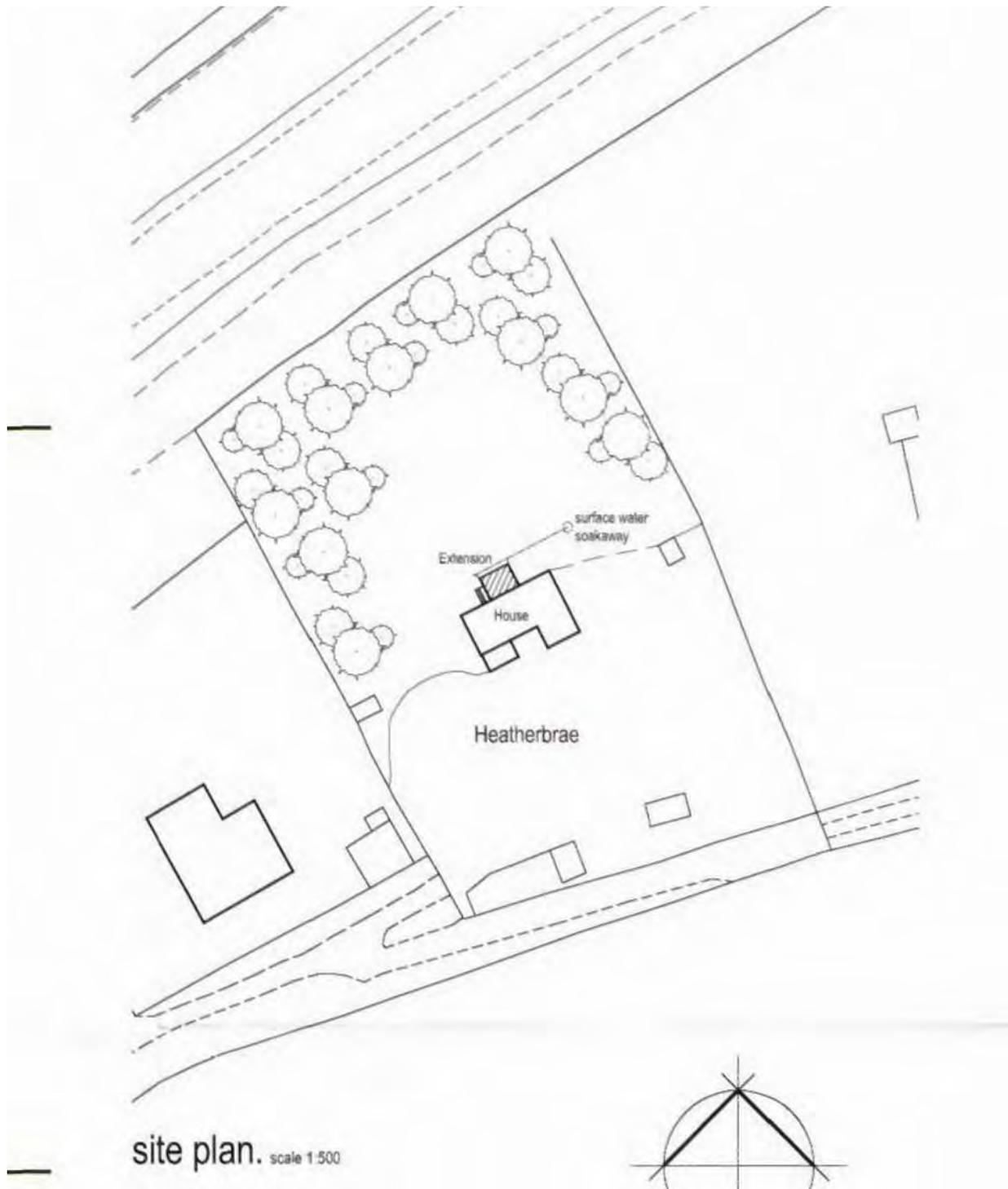
- Garden ground of Chestnut Cottage.
- Bounded by the B8079 to the front and the railway line to the rear.
- Mature trees on the site edges.
- Other residential properties existing in the vicinity on the opposite side of the road.
- Perth and Kinross Local Plan (2000) – Policy 54 facilitates the erection of individual houses in the countryside within Building Groups.
- The proposal for a single dwelling at this location is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



Planning Permission

Extend Existing House



site plan. scale 1:500



front elevation.

Proposed extension



side elevation.



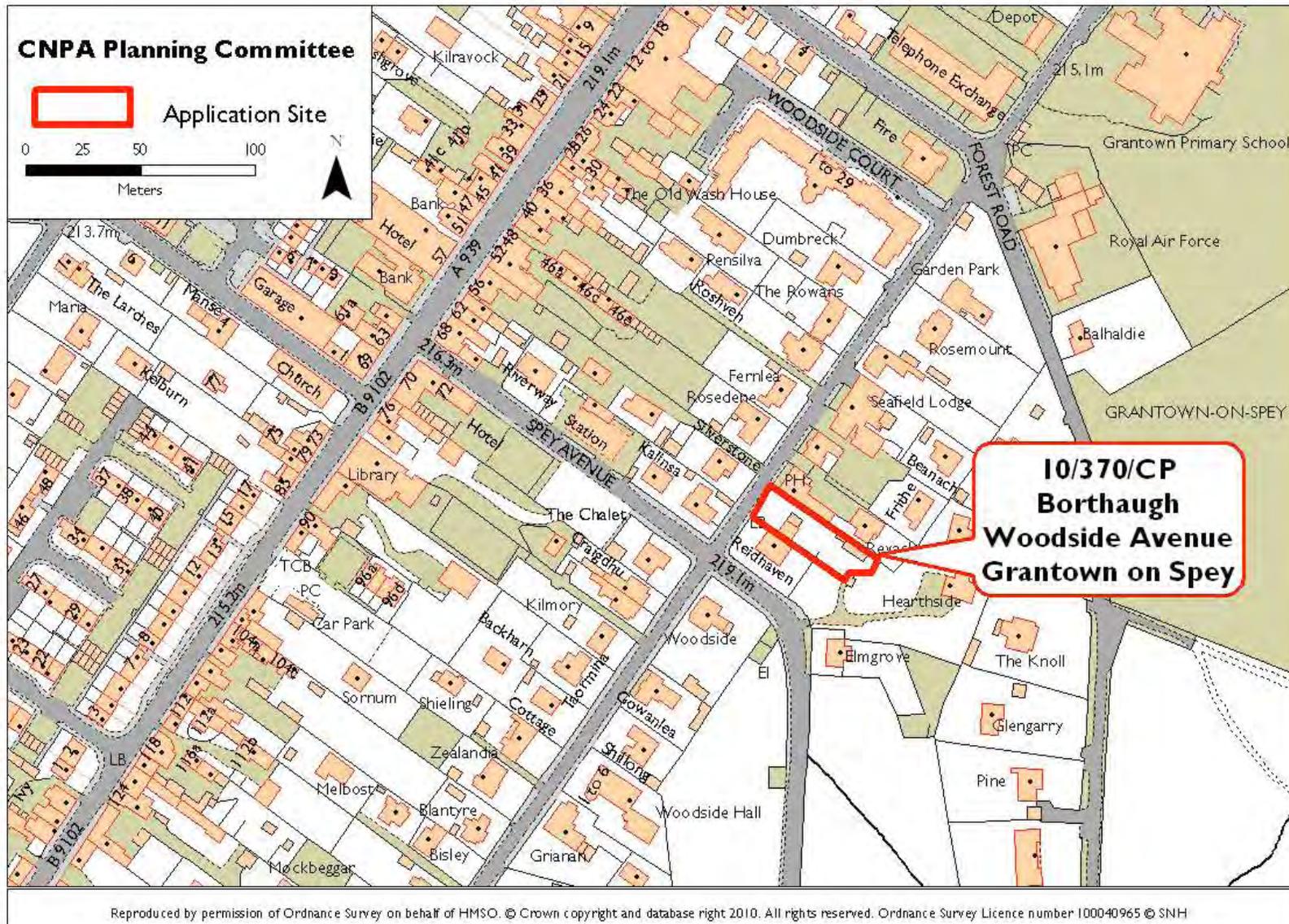
side elevation.



Key Points :

- Single storey porch / sun room extension proposed on the northern elevation
- Proposed materials consist of a combination of stone (basework), timber cladding and timber windows and door, with slate roof to match existing.
- The proposal is a minor domestic scale extension and is not considered to be of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



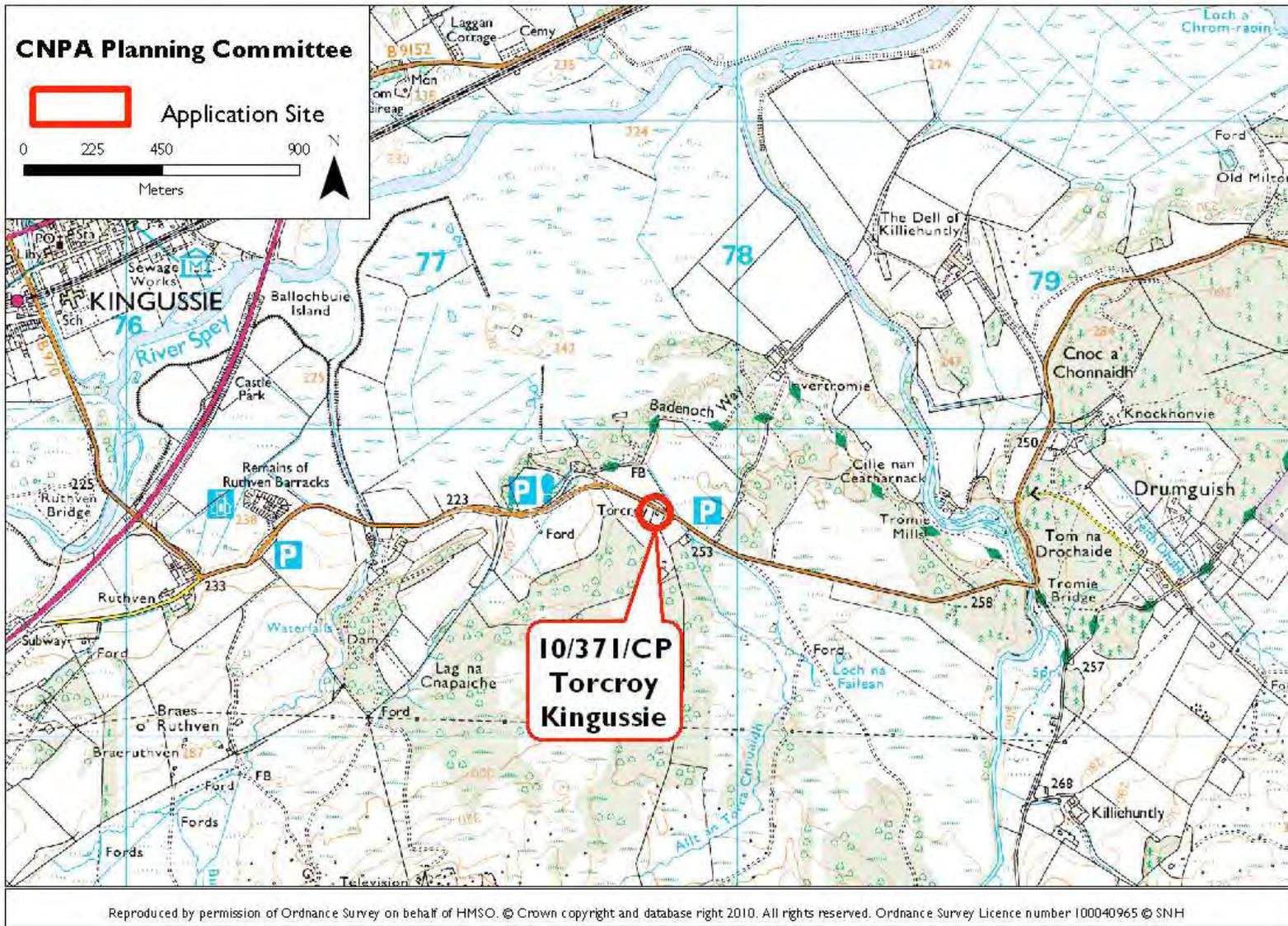
Planning Permission

Installation of stainless steel flue to be erected at the rear of the house



•The proposal is of a minor domestic nature and is not considered to raise issues of significance to the aims of the National Park.

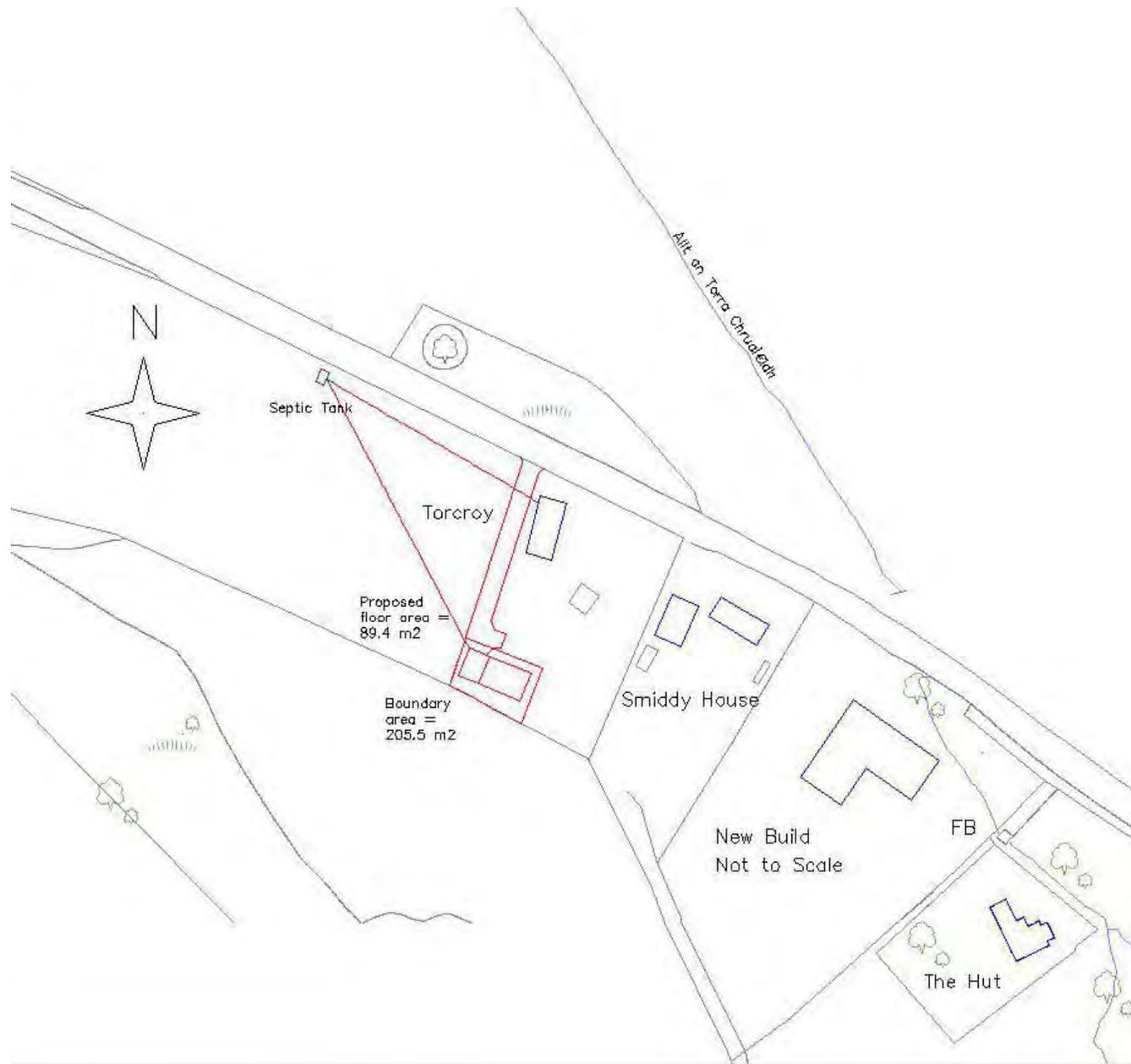
RECOMMENDATION : NO CALL IN



Planning in principle

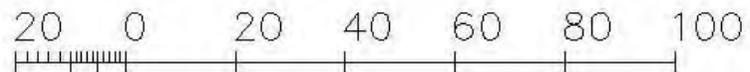
Erection of house and garage





Proposed floor area = 89.4 m²

Boundary area = 205.5 m²



Metres



Key points :

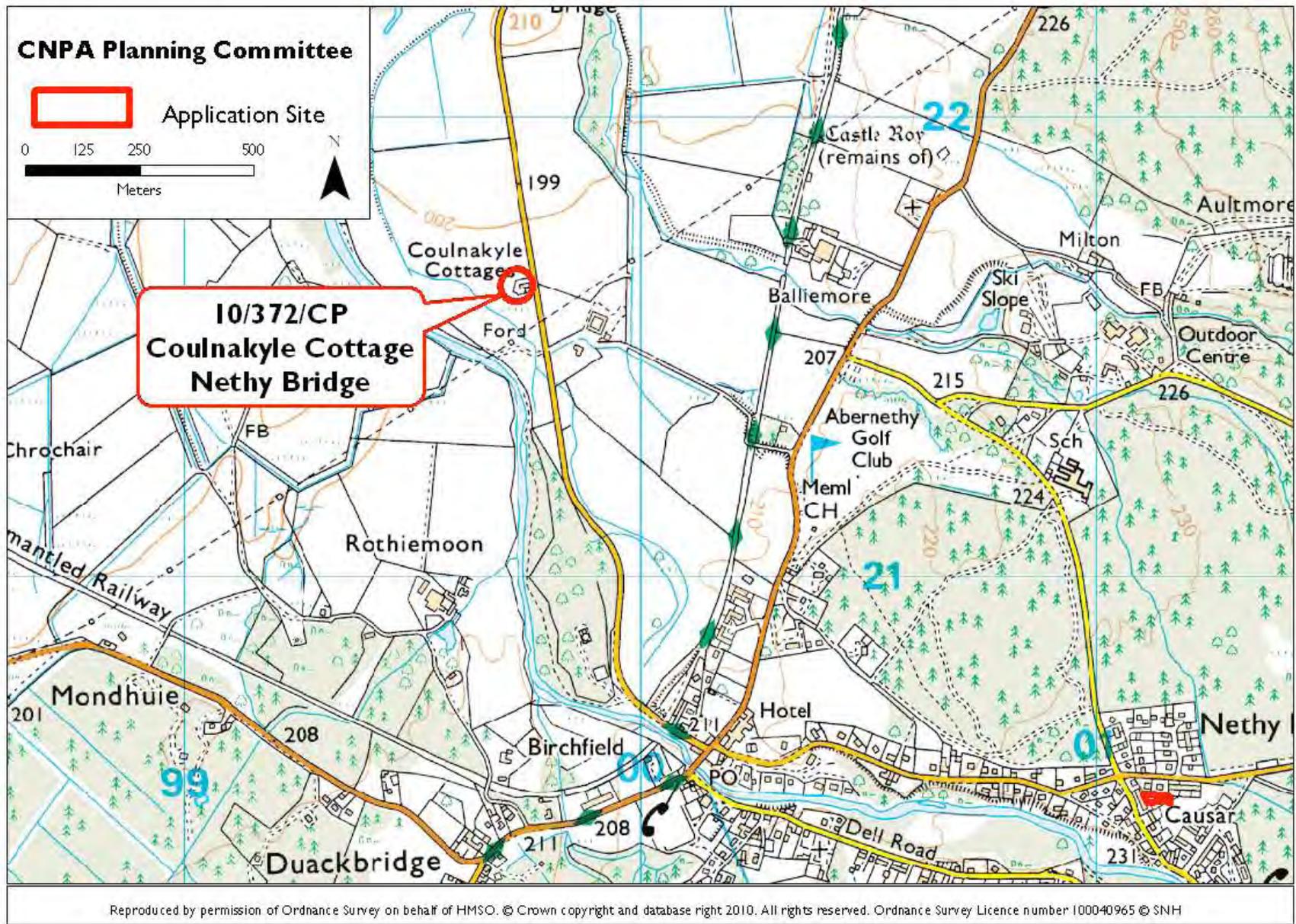
- The proposed site is located to the rear of an existing residential property.
- The septic tank is identified outside the proposed site boundaries.
- Several other residential properties are located to the east of the proposed site.
- The existing residential properties could be considered to constitute a Rural Building Group.
- The nature of the proposal, for a single dwelling house in this area, is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

Recommended comments : While some opportunity may exist for a dwelling house to be accommodated in an appropriate location within the existing rural building group at Torcroy, the proposed site location is not considered to comply with this. The proposed site would constitute backland development and would set a precedent for further inappropriate development of this nature in the vicinity.

In addition, the identified site area is particularly limited in size, and would provide little space for on- site facilities including private garden area and car parking, and would also appear insufficient in size to accommodate services such as a septic tank within the identified site boundaries.

Attention is also drawn to an anomaly between the site boundaries identified on the site layout plan and the larger site area which has been demarcated on the visual information document (aerial photograph) submitted in support of the planning application.

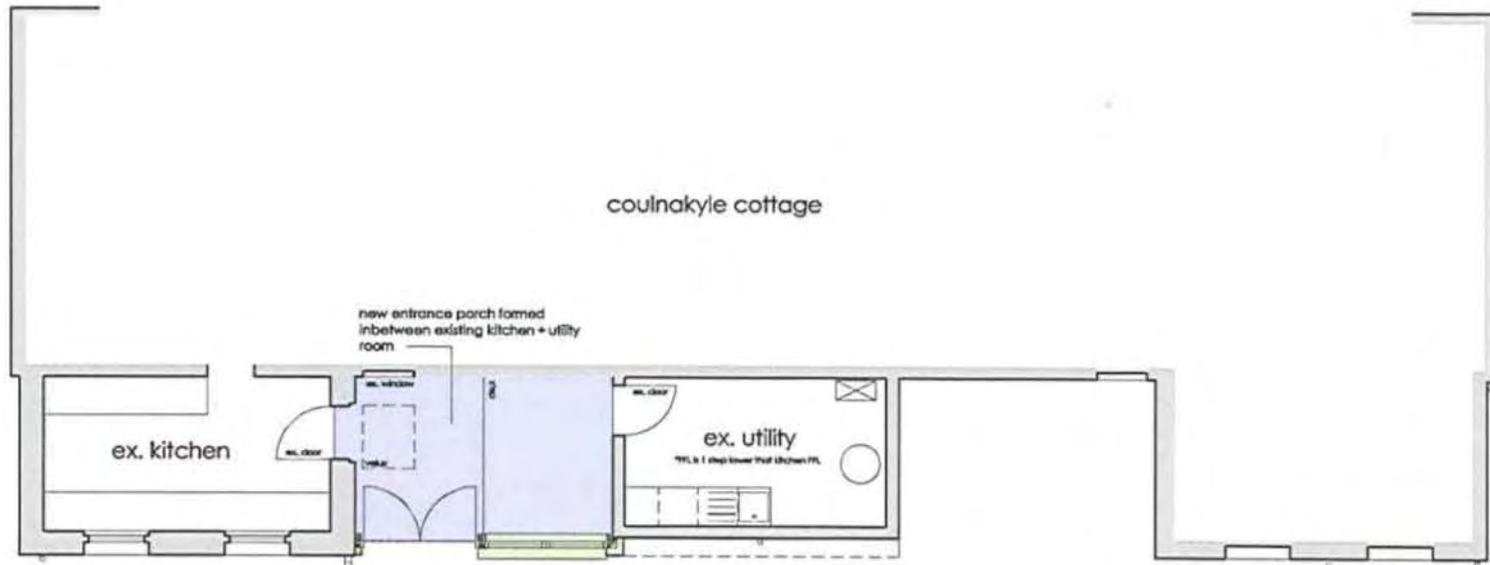


Planning permission

Alterations and extensions to a dwelling house



Area of proposed extension



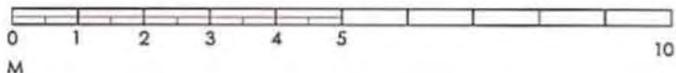
coulnakyle cottage

ex. kitchen

new entrance porch formed
inbetween existing kitchen + utility
room

ex. utility

PROPOSED FLOOR LAYOUT



new continuous slate roof installed
across existing monopitch extensions
and new extension formed
inbetween ex kitchen and ex utility
room

760 x 950 velux installed in
monopitch roof

ex monopitch roof replaced with
new slate roof

1 no 1800w x 2100h timber french
doors finished white
2 no 900w x 1350h timber windows
finished white

white render finish to extend walls
fascia board painted black to
match existing cottage

PROPOSED NORTH-WEST ELEVATION



Key points :

A new entrance vestibule is proposed to be formed between existing extensions at the property, which accommodate the kitchen and utility.

The proposal 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





PROPOSED DEVELOPMENT AT FORMER NURSING HOME, BALLATER



EAST ELEVATION

1:100



WEST ELEVATION

1:100



SOUTH ELEVATION

1:100



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

GARAGE ELEVATIONS



NORTH ELEVATION

1:100

PROPOSED DEVELOPMENT AT FORMER NURSING HOME, BALLATER

27 NOV 2010 10:23:04
PLANNING PERMISSION 100/10/0000

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GREENWAVE

NO.	DATE WHEN WORK WAS MADE	BY
A	27 NOV 2010	GRADY
REV	DESCRIPTION	DATE



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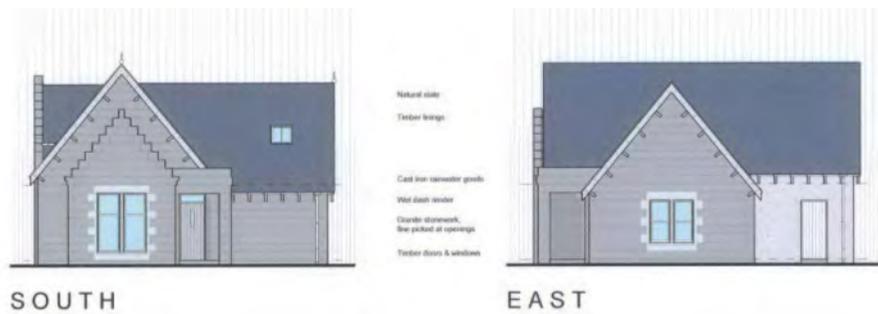
CLIENT: RON SHANKS DEVELOPMENT PROJECTS LTD

PROJECT: PROPOSED DEVELOPMENT
FORMER NURSING HOME, BALLATER
CONTENT: PROPOSED ELEVATIONS

SCALE	DATE
1:100	FEBRUARY 2010
FOR REFERENCE	DRAWING NO.
09/2204	13



Proposed Plot 3



SOUTH

EAST



NORTH
ELEVATIONS

WEST

1:100

Currently proposed dwelling – plot no. 3 (front of site)



REAR

SIDE



FRONT
ELEVATIONS

SIDE

1:100

Previously proposed dwelling on plot 3



FIRST FLOOR



SOUTH



EAST

- Natural stone
- Timber barge
- Timber exposed rafters
- Cast iron rainwater goods
- Wet dash render
- Crackle stonework
- Timber doors & windows



GROUND FLOOR
LAYOUT PLANS



NORTH
ELEVATIONS



WEST

APPLICANT

1:100

Proposed dwelling on plot no. 2 (elevated ground to the rear of the site – proposed replacement dwelling)

Key points:

- Previous applications on the site for similar proposals earlier in 2010.
- The planning applications were not called in by the CNPA and remained with Aberdeenshire Council as Planning Authority.
- The planning applications in which full planning permission was sought were withdrawn in June 2010.
- The CNPA made detailed comments on the previous applications, expressing concern regarding potential over development of the site, and concern regarding the impact on the streetscape, and its overall impact on the Ballater Conservation Area and on one of the main approaches to Ballater.
- The current proposal shows amended dwelling house designs on plots 2 and 3.
- The proposed development is within the settlement area of Ballater and is on land which is surrounded by residential properties. It is not considered to raise issues of general significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

Recommended comments : Having regard to the location of the site within the Ballater Conservation Area, and the general streetscape in this area, where the majority of properties are set back from the public road, and also having regard to the varying ground levels on the site, it is considered that the proposal constitutes an overdevelopment of the site. While it is recognised that the proposal on plot 3 represents a significant design improvement from a previous design on the land, the CNPA nonetheless remains concerned at the potential overall impact of a dwelling in this location due to the overall impact that it would have on the Conservation Area and on one of the main approaches to Ballater.

In addition, having regard to the first aim of the national park to conserve and enhance the natural heritage of the area, it would be necessary in the event of any development proceeding within the overall site area to ensure that trees are adequately protected for the duration of construction activities and retained thereafter.