

**Approval of matters specified in conditions**

**4 bedroom property and car port**







**EAST FACING ELEVATION**



**WEST FACING ELEVATION**



**NORTH FACING ELEVATION**

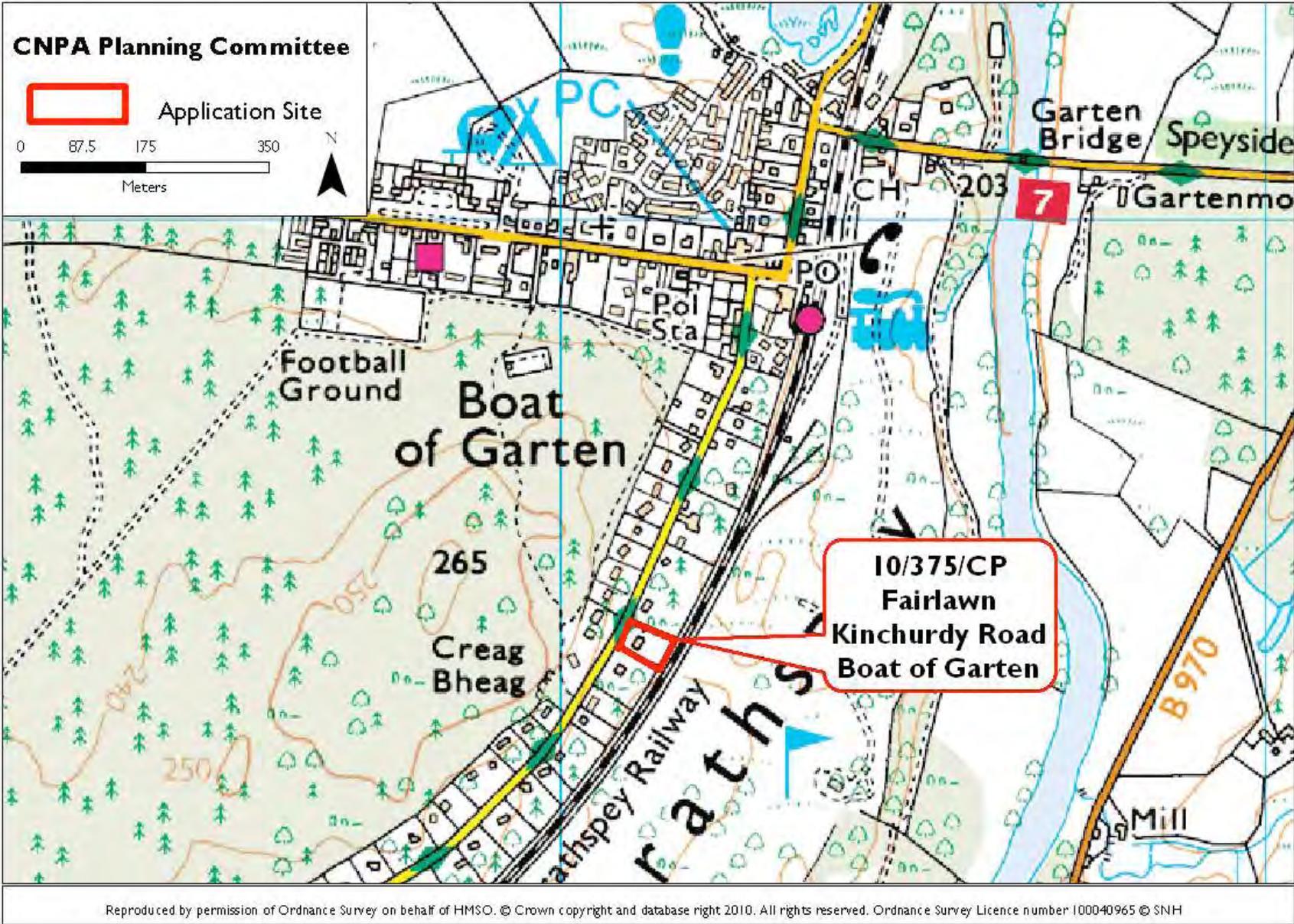


**SOUTH FACING ELEVATION**

**Key points :**

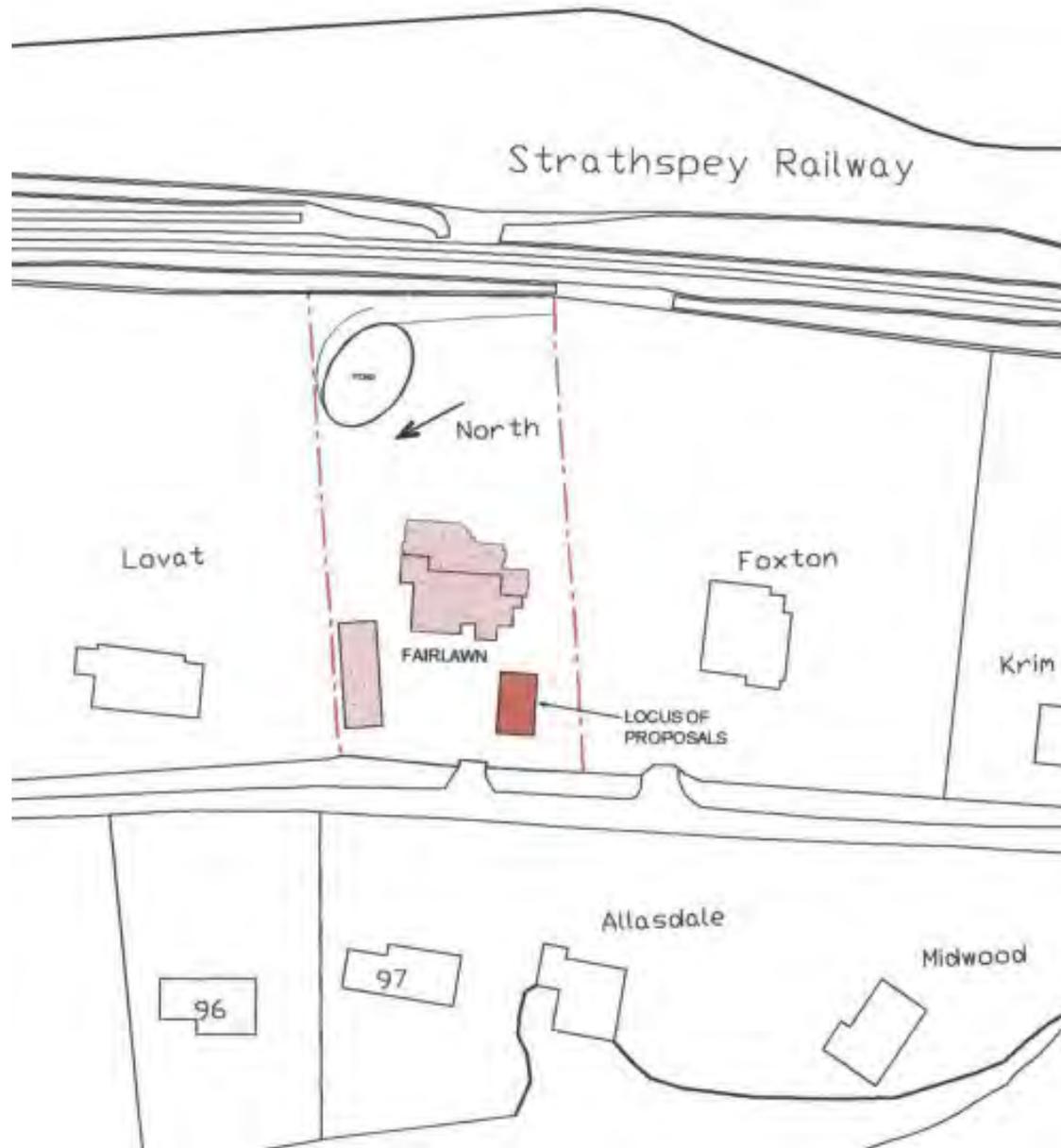
- CNPA granted outline planning permission on this and the adjacent land for 2 houses (CNPA planning reg. no. 06/230/CP refers).
- Recent application on adjacent site, for approval of matters specified in conditions was not called in by the CNPA.
- The principle of residential development has already been established on this land by the granting of planning permission. The proposal is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**



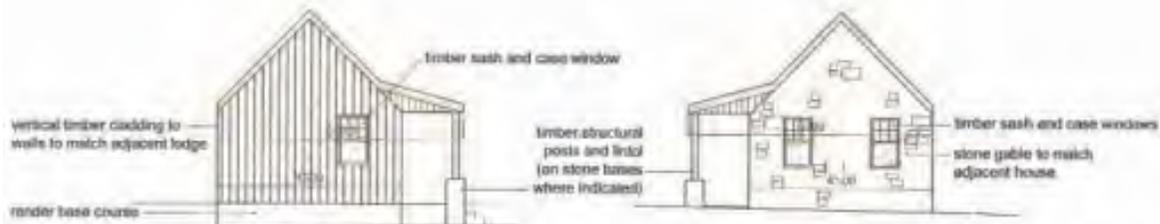
**Planning Permission**

**Proposed erection of hobbies room and bike / ski store within the garden ground of the existing dwelling**

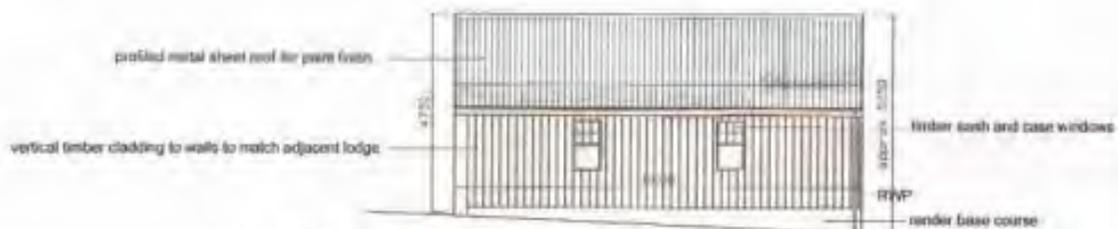




FRONT ELEVATION (NORTH)

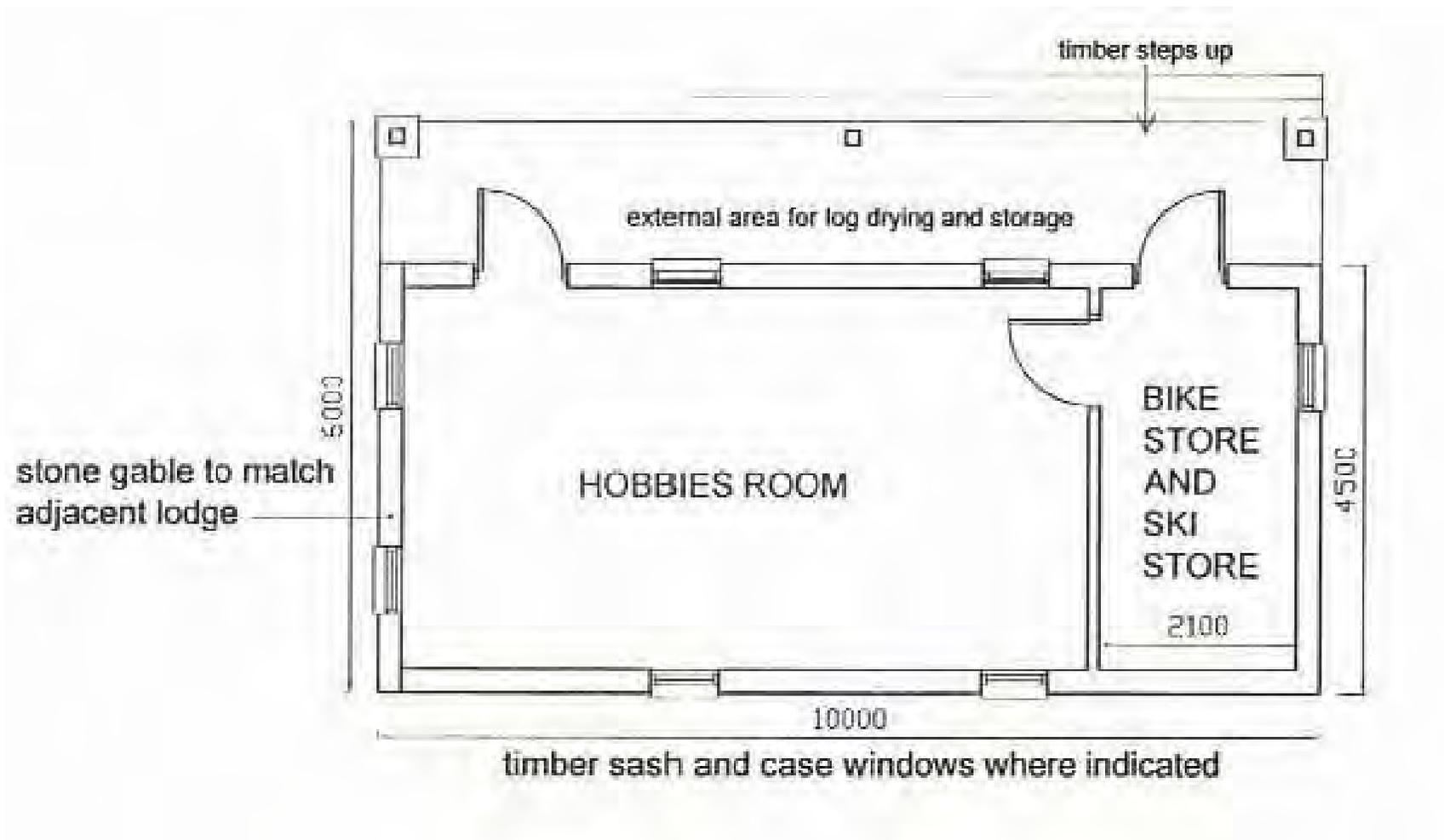


SIDE ELEVATION (EAST)    SIDE ELEVATION (WEST)



REAR ELEVATION (SOUTH)

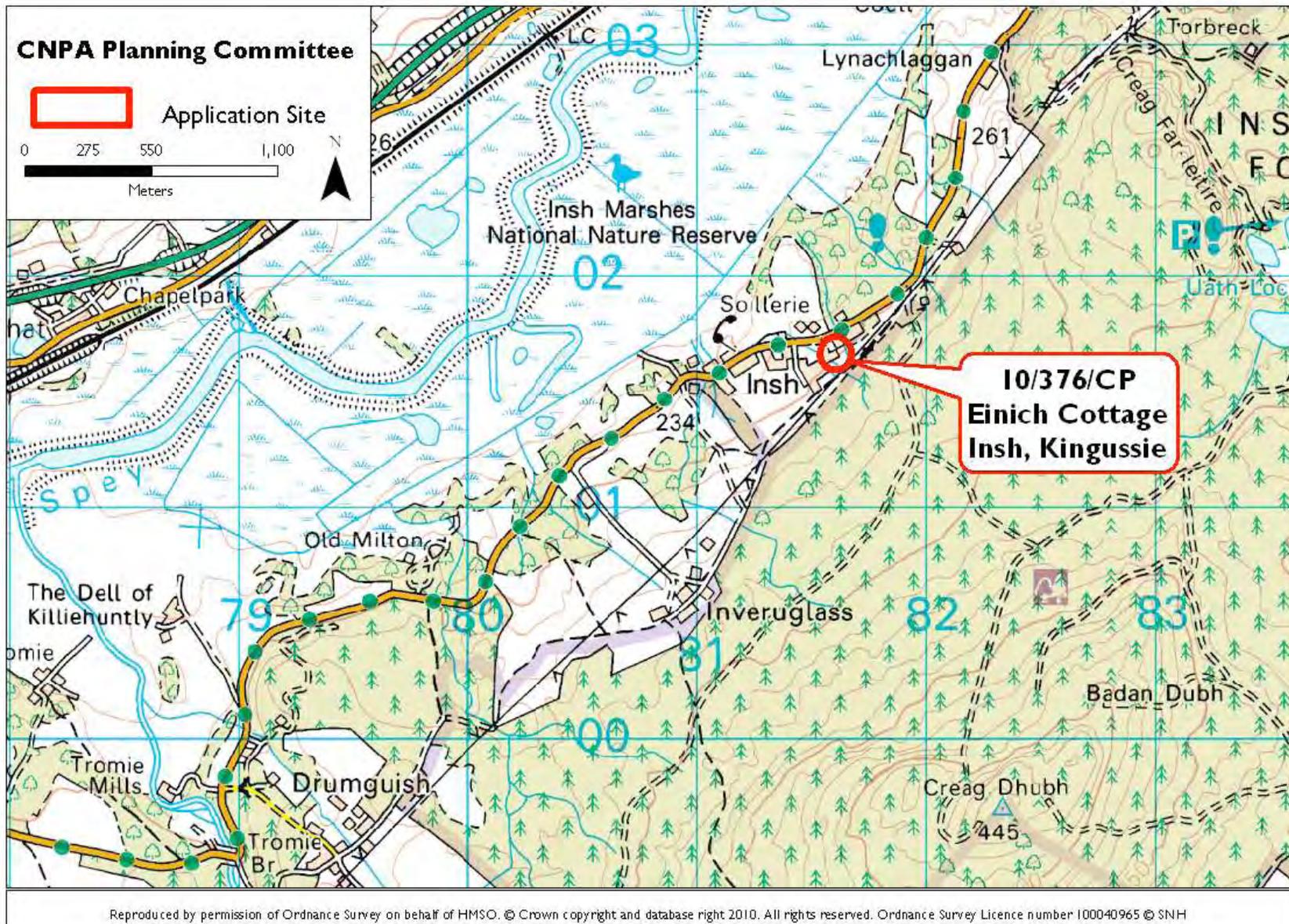
Kilmer  
Road



**Key points :**

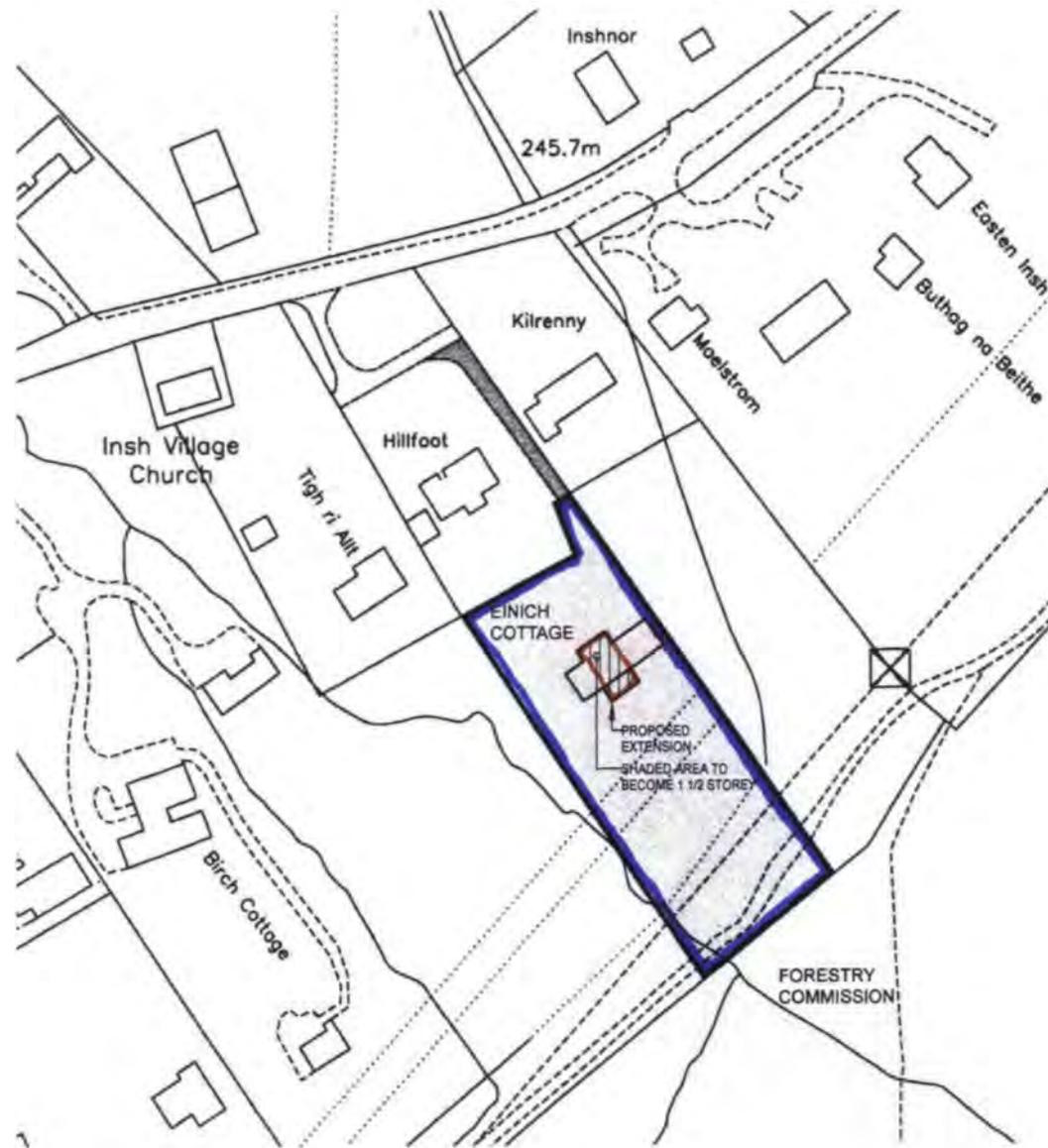
- Within the garden ground of a large detached dwelling, where refurbishment works and extensions have taken place over the past few years.
- The materials proposed reflect and are sympathetic to those in the existing buildings on the site.
- The proposal is domestic in nature, on a plot in an established residential area and it is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**



### Planning Permission

Extensions and alterations to form 1 ½ storey portion of dwelling



SITE PLAN

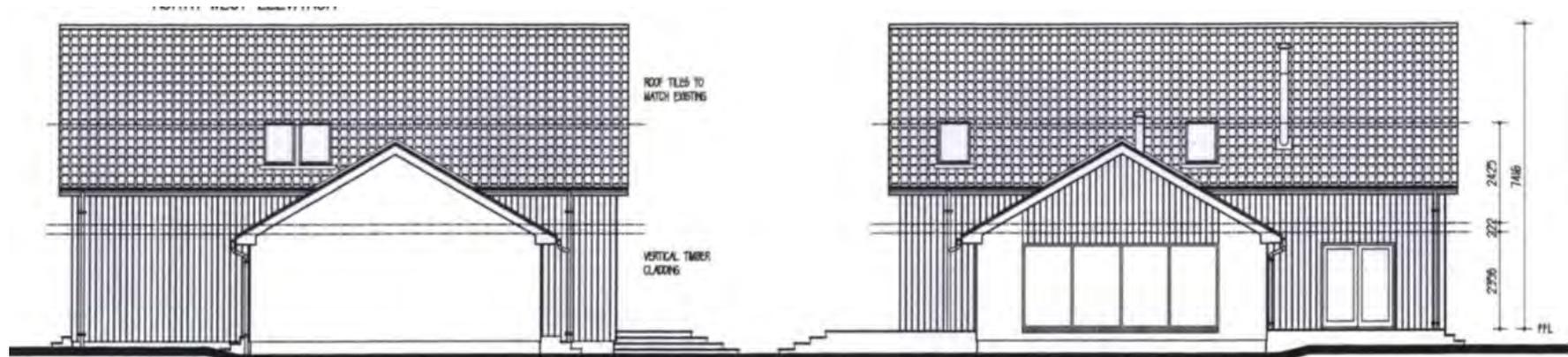
10/04367/FUL



NORTH EAST ELEVATION

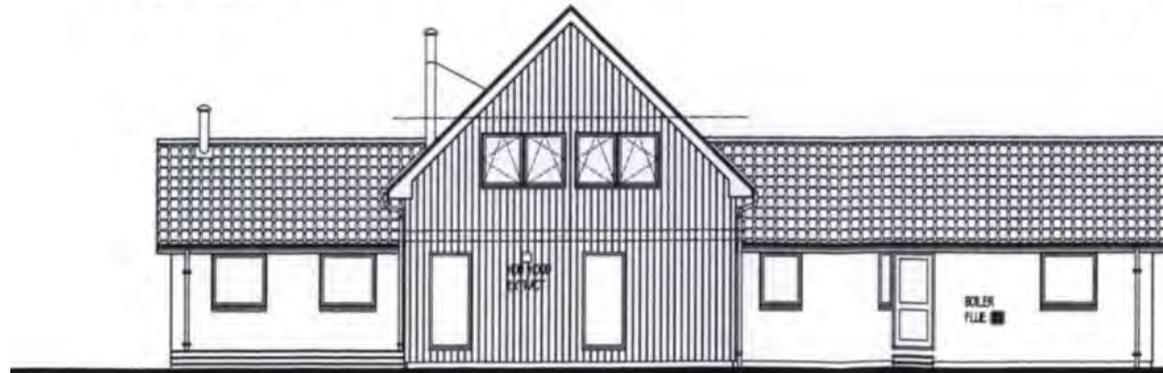
NORTH WEST ELEVATION

Existing elevations



NORTH EAST ELEVATION

SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

A	CLIENT AMENDMENTS TO DESIGN	13/10/10	
MR & MRS N. WINTER EINICH COTTAGE INGH, N. KINGUSSIE			
<b>RAVENS CROFT DESIGN</b>			
Ravenscroft, Main Street		TEL: 01540 67938	
Newtonmore		FAX: 01540 67938	
Highland P280 IBA			
PROPOSED ELEVATIONS			
SCALE	DATE	DRAWN	CHECKED
1:100	7/9/10	DGP	
DRAWING NUMBER		1031-05	
REVISION	A		

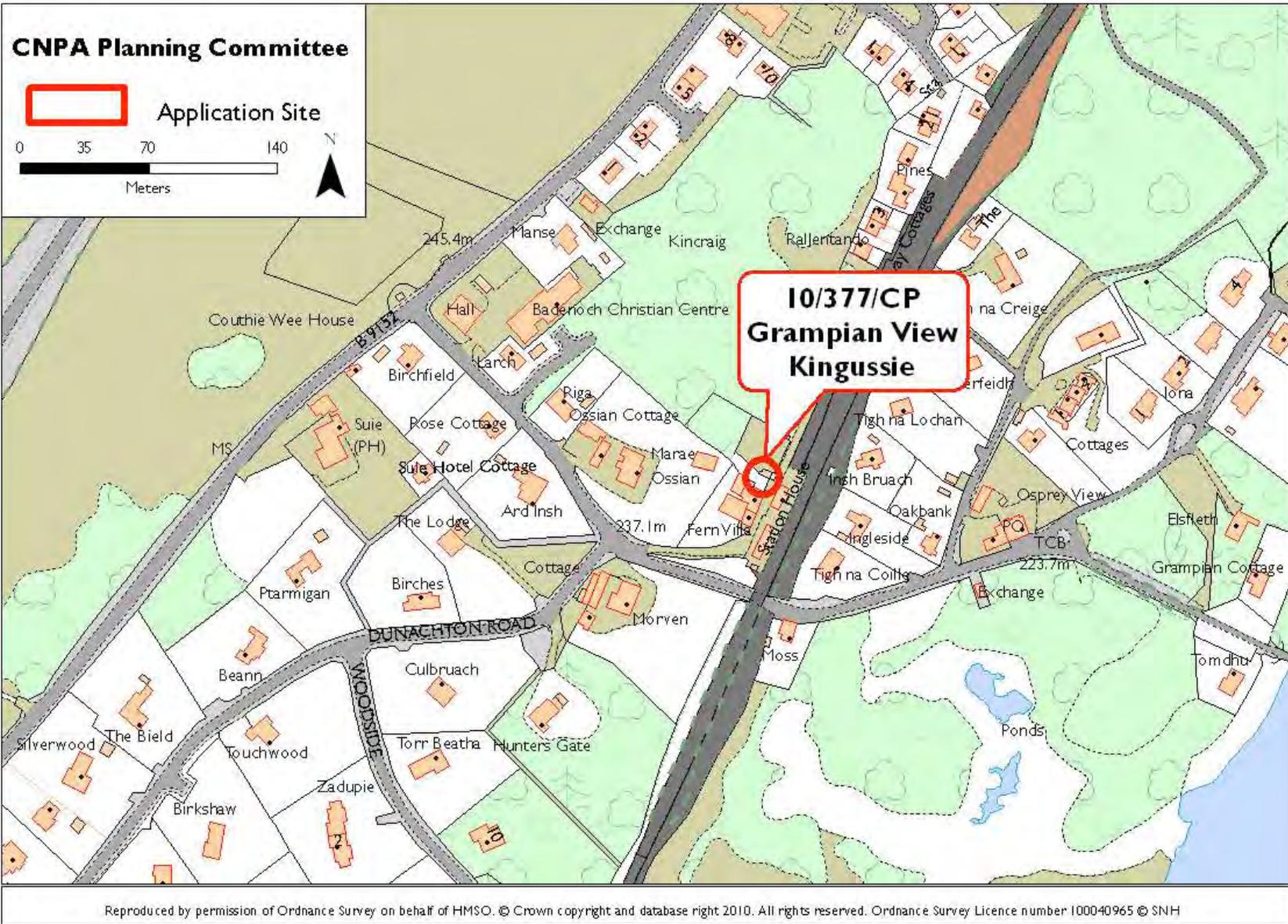


Proposed front elevation

**Key points :**

- The proposed development is of a domestic nature and is not considered to be of significance to the aims of the National Park.

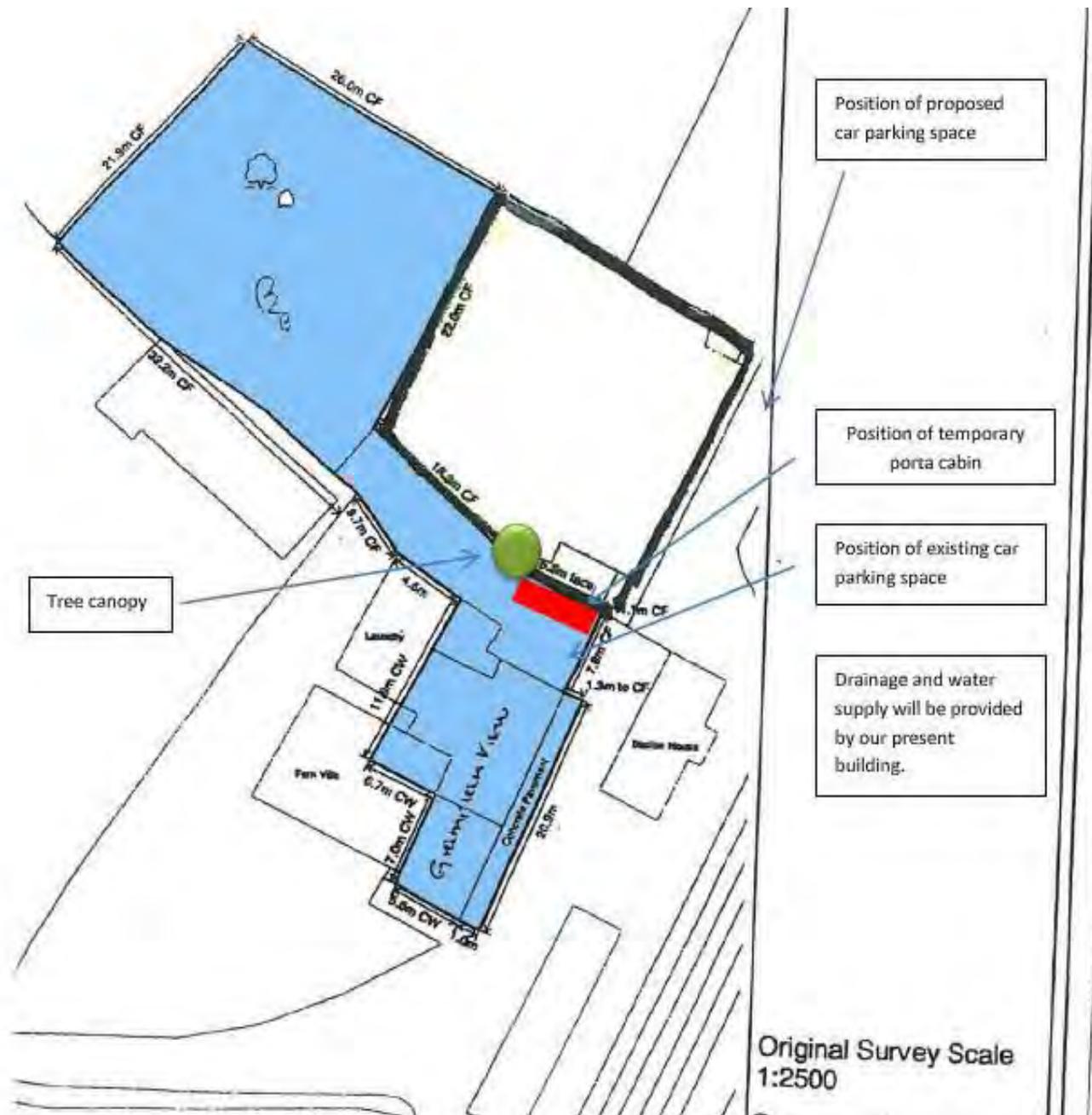
**RECOMMENDATION : NO CALL IN**

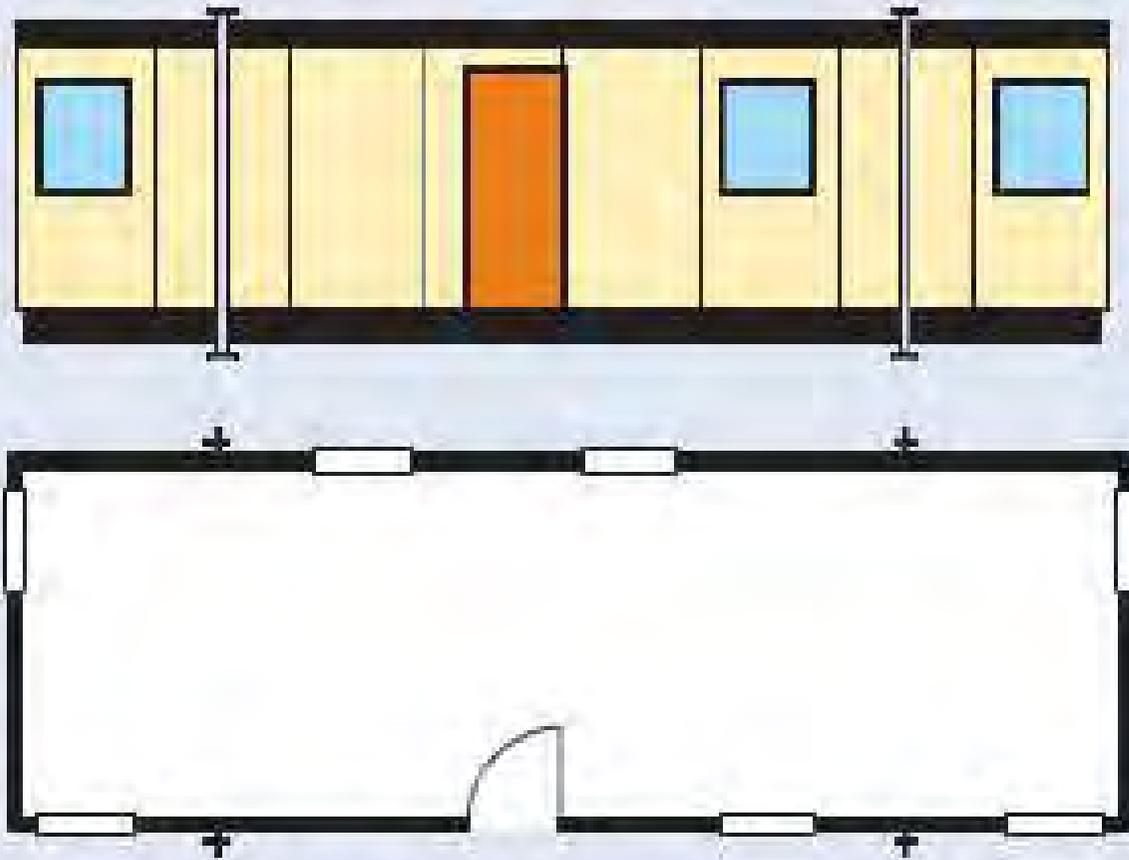


**Planning Permission**

**Siting of portacabin**







**CS32 9.6m x 3.0m Cabin**

supplied complete with consumer unit, 4 x 60 Watt fluorescent lights, 3 x twin 13 Amp sockets and 2 x convector heaters.



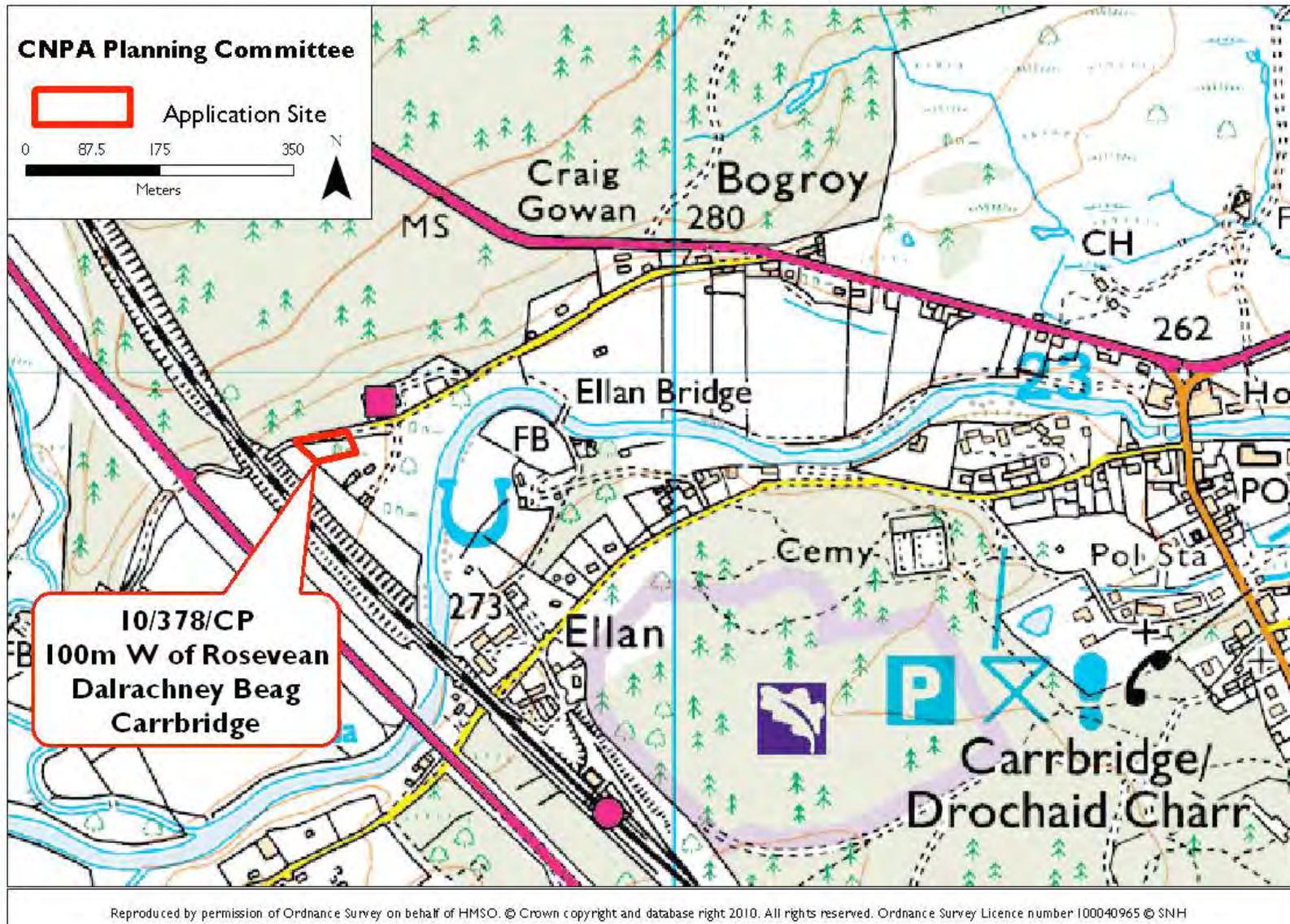
Proposed portacabin location

**Key Points :**

- Portacabin required on a temporary basis to provide office accommodation for expanding business.
- Planning application form indicates that an application is being prepared at present for an extension to the existing building.
- Temporary permission is being sought for a maximum period of 24 months.
- Due to the proposed temporary nature of the proposed portacabin and its relatively secluded location, it is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**

**Recommended comments :** The siting of a portacabin could have an adverse impact in the traditional character of the building on the site. However, it is recognised that permission is being sought only for a temporary period, as an interim solution to business expansion requirements. It is recommended that any temporary permission granted is restricted to as short a period as possible, and that the applicant is encouraged to pursue a more permanent solution to their accommodation needs, with any such solution being sympathetic to the character of the existing building.

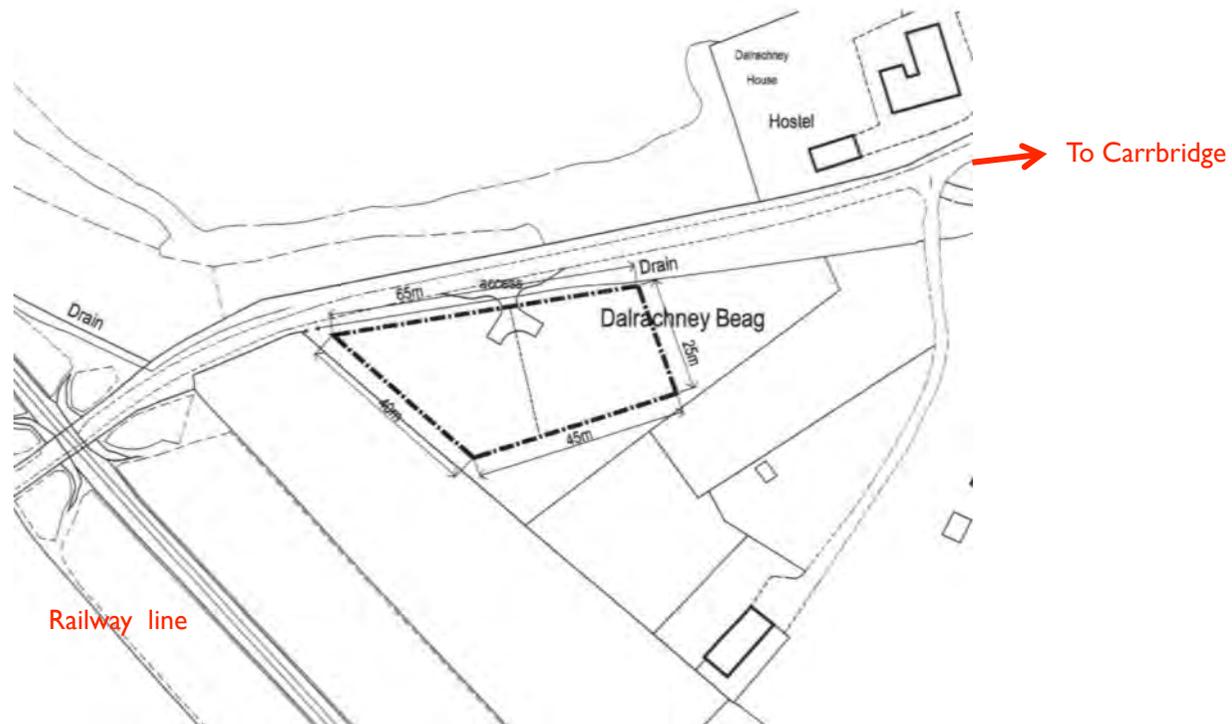
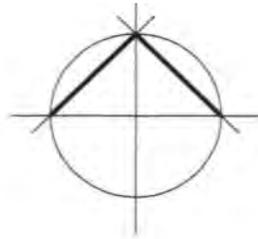


**Planning in principle**

**Erect two detached dwellings**



Proposed site, as viewed  
from public road at  
Dalrachney Beag





**Key Points :**

- Within the settlement boundary of Carrbridge, as identified in the CNP Local Plan 2010.
- 'White land' – no specific land use allocation, and a variety of uses are therefore open to consideration.

**RECOMMENDATION : NO CALL IN**





SITE HATCHED IN RED

**Key points :**

- Proposed site is on the western side of the A9.
- Two means of access exist – one off the B9152, via an underpass beneath the A9; the second (gated access) directly off the A9.
- Existing property is uninhabited and in a poor state of repair.

Subject site and existing dwelling

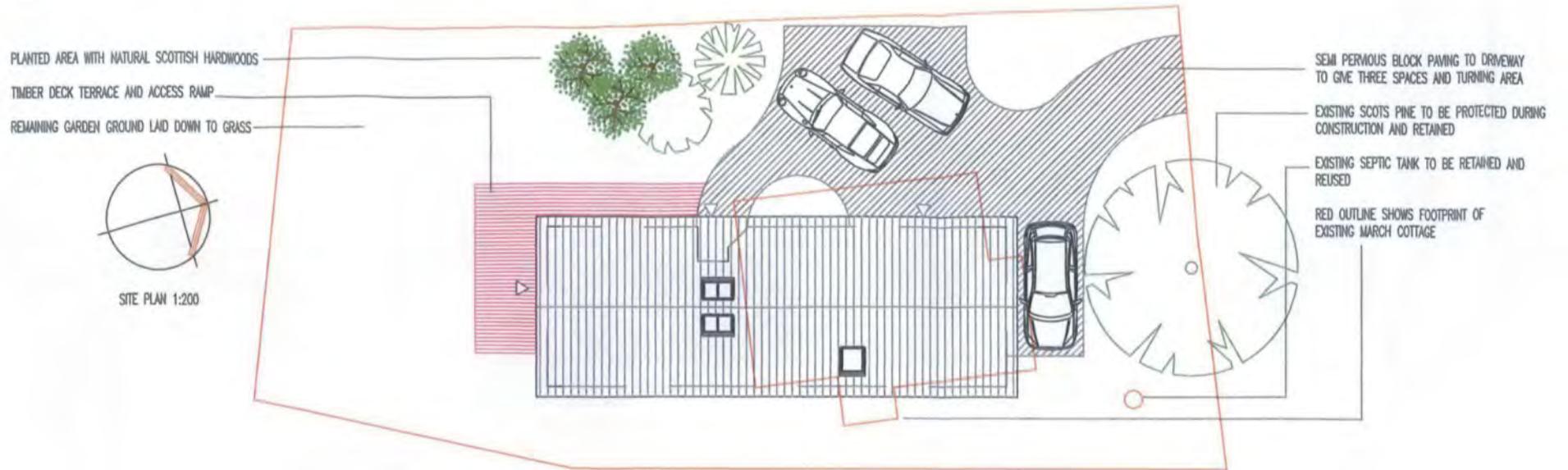




A9 trunk road



J/PUL



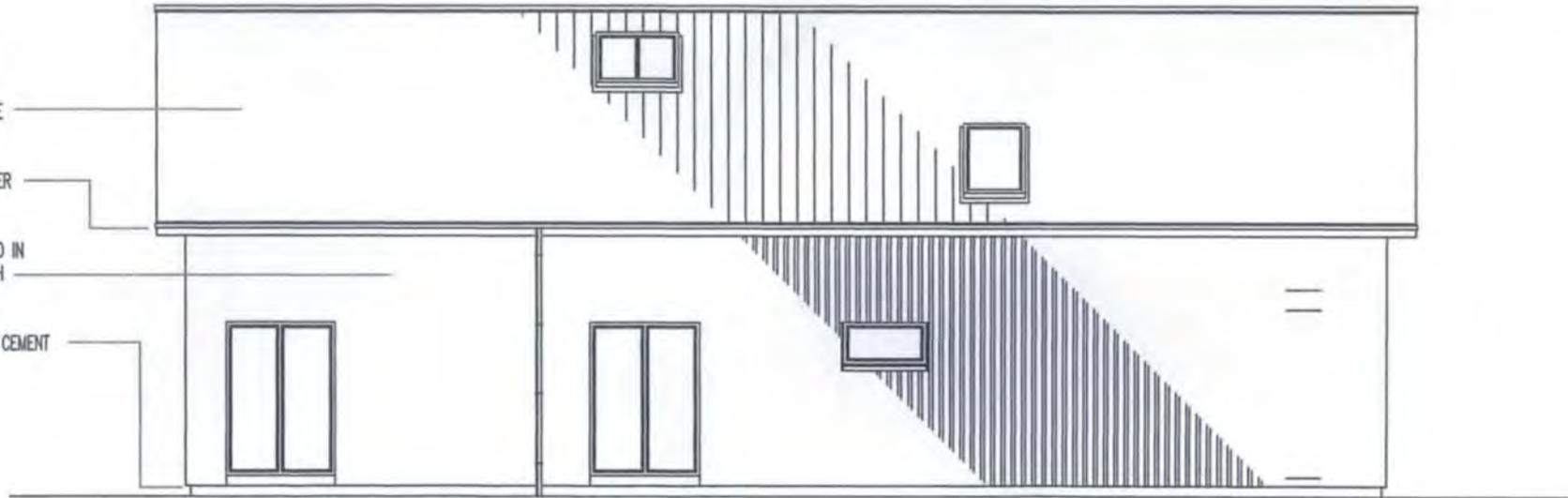
Proposed site plan

REDLAND CAMBRIAN SLATE  
ROOF TILES

LINDAB GALVANISED GUTTER  
& DOWNPIPE SYSTEM

EXTERNAL WALLS FINISHED IN  
VERTICAL SCOTTISH LARCH  
CLADDING

BASECOURSE IN SMOOTH CEMENT  
RENDER



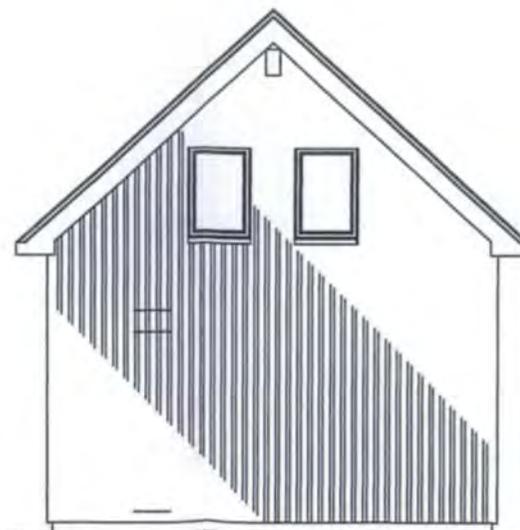
EAST ELEVATION (FROM A9)

TIMBER HIGH PERFORMANCE  
WINDOWS FINISHED EXTERNALLY  
IN DARK GREY (RAL 7011)  
EXTERNAL DOORS TO SAME  
SPECIFICATION

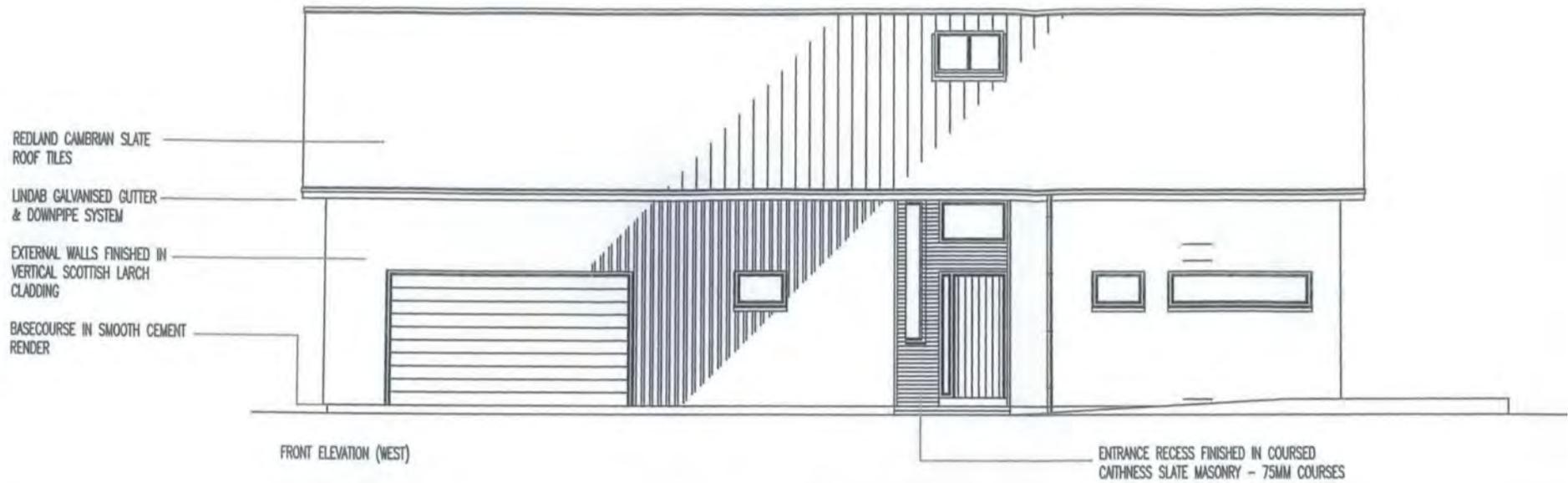


SOUTH GABLE ELEVATION

TIMBER HIGH PERFORMANCE  
WINDOWS FINISHED EXTERNAL  
IN DARK GREY (RAL 7011)  
EXTERNAL DOORS TO SAME  
SPECIFICATION



NORTH GABLE ELEVATION





Southern elevation of existing structure



Proposed site

View from gated access onto the A9

**Key points :**

- While noting the traditional nature of the existing property on the site and its contribution towards the cultural heritage of the area, its condition and uninhabited state suggest that the proposal for a replacement dwelling is consistent with some of the policy requirements of Policy 23 of the CNP Local Plan. As such the proposal 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 detailed information is sought in order to establish that the proposal for a replacement house fulfils all of the required criteria in relation to Policy 23 (Replacement Houses) of the CNP Local Plan 2010.

Having regard to the first aim of the National Park which seeks to conserve and enhance the natural heritage of the area, it is recommended that consideration be given to the landscape and visual impact of the proposed dwelling, in particular due to the prominent nature of the site adjacent to the A9.

Finally, in the interests of maintaining a record of the cultural heritage of the area, it is recommended that a photographic record of the existing structure is made prior to any works taking place.