
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: **REPORT ON CALLED-IN PLANNING APPLICATION**

Prepared by: **ROBERT GRANT, PLANNING OFFICER (DEVELOPMENT MANAGEMENT)**

DEVELOPMENT PROPOSED: **PLANNING APPLICATION FOR AMENDMENT TO HOUSE TYPES ON PLOTS 4-10, 21, 25 AND 26 BY INSTALLATION OF MASONRY CHIMNEYS AND MINOR CHANGES TO HOUSE DETAILS; CONSTRUCTION OF GARAGES AT LAND AT HIGH BURNSIDE, AVIEMORE**

REFERENCE: **10/272/CP**

APPLICANT: **TULLOCH HOMES LTD**

DATE CALLED-IN: **20 AUGUST 2010**

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

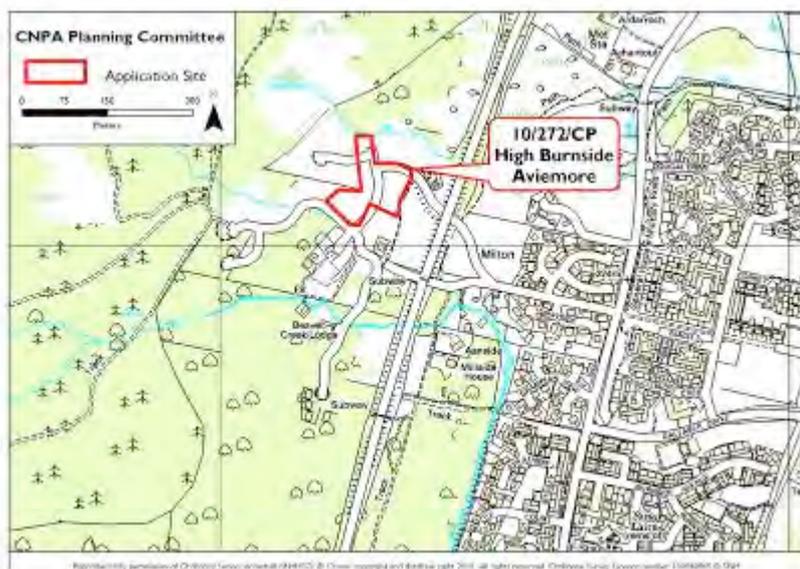


Fig. 1- Location Plan

SITE DESCRIPTION AND PROPOSAL

1. This application seeks permission to amend the house type finishing details on plots 4-10, 21, 25 and 26 at Highburnside, Aviemore. Members will recall a number of previous applications for this site, including 07/024/CP which granted approval of reserved matters for the erection of 46 houses and ancillary works. Work is well underway on the residential development and some of the houses are now occupied.



Fig. 2 – Area subject of this application (within red line)



Fig. 3 - Ongoing construction work

2. The various plots are all to be laid out in the eastern part of the site, within phase I, in the immediate area adjacent to the access road into the development. The proposals include various alterations to the design of 10 proposed houses. Three house types are subject to amendments including the 'Cruachan' House (type P) which is a split level 2 storey dwelling, with integral double garage with 4 bedrooms, the 'Avon' (type D), a 4 bedroom 1.5 storey detached house with integral garage and the 'Nevis' (type K) again a 4 bed villa. Detached garages are proposed on several of the plots.

3. This application seeks to make a number of variations to the design of the houses, including:

- **Type D: Avon (plot 8) and Avon Cp (plot 7)** – dormer removed from rear elevation and replaced with velux, masonry chimney added to gable, various fenestration alterations and lastly, the garage would be moved forward to remove the step in;



Fig. 4 - House type D 'Avon' – approved and amended front elevation

- **Type K: Nevis (plots 05, 25 & 26) and Nevis dg (plot 04)** – velux window removed from front elevation, changes to the proportions of the 'juliet' balconies and the stonework from the chimneys removed.



Fig. 5 - House type K 'Nevis' – approved and amended front elevation

- **Type P: Cruachan (plots 06, 09, 10 & 21)** – chimney added for wood burning stove and timber linings around the garage door removed;



Fig. 6 - House type P 'Cruachan' – approved and amended front elevation

- **Double Garages (plots 22, 23 & 24):** Additional detached garages are added (garages were already on plots 05, 25 & 26).

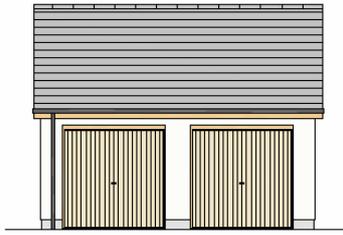


Fig. 7 - Double garage

DEVELOPMENT PLAN CONTEXT

4. Part 2, Section 25 of the Planning etc (Scotland) Act 2006, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.
5. The Planning Committee has now resolved that the Cairngorms National Park Local Plan proceeds to adoption on 29 October 2010 and consequently it is this Local Plan that is now being used as the basis for planning determinations, along with the Highland Structure Plan 2001 and the National Park Plan. The Badenoch and Strathspey Local Plan 1997 is still a material consideration until that time.

Cairngorms National Park Plan 2007

6. Strategic objectives for Landscape, Built and Historic Environment include; ensuring that development complements and enhances the landscape character of the Park; and new developments within settlements and surrounding areas complementing and enhancing the character, pattern and local identity of the built and historic environment. Strategic objectives for Sustainable Communities include making proactive provision to focus settlement growth in the main settlements.

Highland Structure Plan 2001

7. **Policy G2 (Design for Sustainability)** states that developments will be assessed on the extent to which they, amongst other things; impact on individual and community residential amenity; impact on resources and designations; demonstrate sensitive siting and high quality design.

Cairngorms National Park Local Plan 2010

8. **Policy 16 Design Standards for Development** requires that all development minimises the effects of climate change, reflects the local vernacular and uses materials and landscaping that compliments its setting.

Badenoch and Strathspey Local Plan (1997)

9. The Badenoch and Strathspey Plan is still relevant until its replacement. **Section 6.1.2** advocates design features and materials and finishes drawn largely from Aviemore's traditional buildings.

CONSULTATIONS

10. **Aviemore and Vicinity Community Council** has no objections to the application.

REPRESENTATIONS

11. No representations have been received in respect of the proposed development.

APPRAISAL

12. This application seeks various amendments to the finished design of a number of house types, on plots 4-10, 21, 25 and 26. The only issue to consider relates to the finished design of the dwellinghouses. These amendments incorporate some changes to the materials used, the installation of masonry chimneys and changes to the type and position of some dormer windows, velux rooflights and other windows amongst other minor changes. 3 additional detached garages would also be added. These proposed changes do not alter the overall character and appearance of the house types, or the development in its entirety. Indeed the incorporation of chimneys is considered to be a visual enhancement of the proposed houses and on sustainability grounds by allowing for wood burning stoves.
13. Overall, it is considered that the proposal complies with planning policy and is acceptable in terms of design.

IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

14. The development does not have any implications for this aim.

Promote Sustainable Use of Natural Resources

15. It has not been indicated where the materials are to be sourced.

Promote Understanding and Enjoyment of the Area

16. The development make provision for a system of pathways, linked to the Aviemore Orbital Path and other informal path networks, communal open space and woodland.

Promote Sustainable Economic and Social Development of the Area

17. The development does not have any implications for this aim.

RECOMMENDATION

18. That Members of the Committee support a recommendation to:

Grant approval for amendment to house types on plots 4-10, 21, 25 and 26 by installation of masonry chimneys and minor changes to house details; Construction of garages at land at High Burnside, Aviemore subject to the following condition:

- I. This approval relates solely to the amendment to house types on plots 4-10, 21, 25 and 26 by installation of masonry chimneys and minor changes to house details; Construction of garages. Nothing contained in this shall be deemed to affect or vary the conditions imposed on the extant planning permissions 07/024/CP, 05/177/CP and 03/00322/OUTBS.

Reason: To ensure the conditions imposed by the previous applications are still applicable.

Robert Grant

01 September 2010

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