



## Marr Area Committee Report 14 June 2016

Reference No: APP/2016/1170

### Full Planning Permission for Alterations and Extension to Dwellinghouse at Balnellan House, Glenshee Road, Braemar, Aberdeenshire, AB35 5YQ

**Applicant:** Mr & Mrs Simon & Geva Blackett, Balnellan House, Glenshee Road, Braemar

**Agent:** Moxon Architects, Ardoch, Crathie

Grid Ref: E:315199 N:791231

Ward No. and Name: W15 - Aboyne, Upper Deeside And Donside

Application Type: Full Planning Permission

Representations 0

Consultations 2

Relevant Proposals Aberdeenshire Local Development Plan

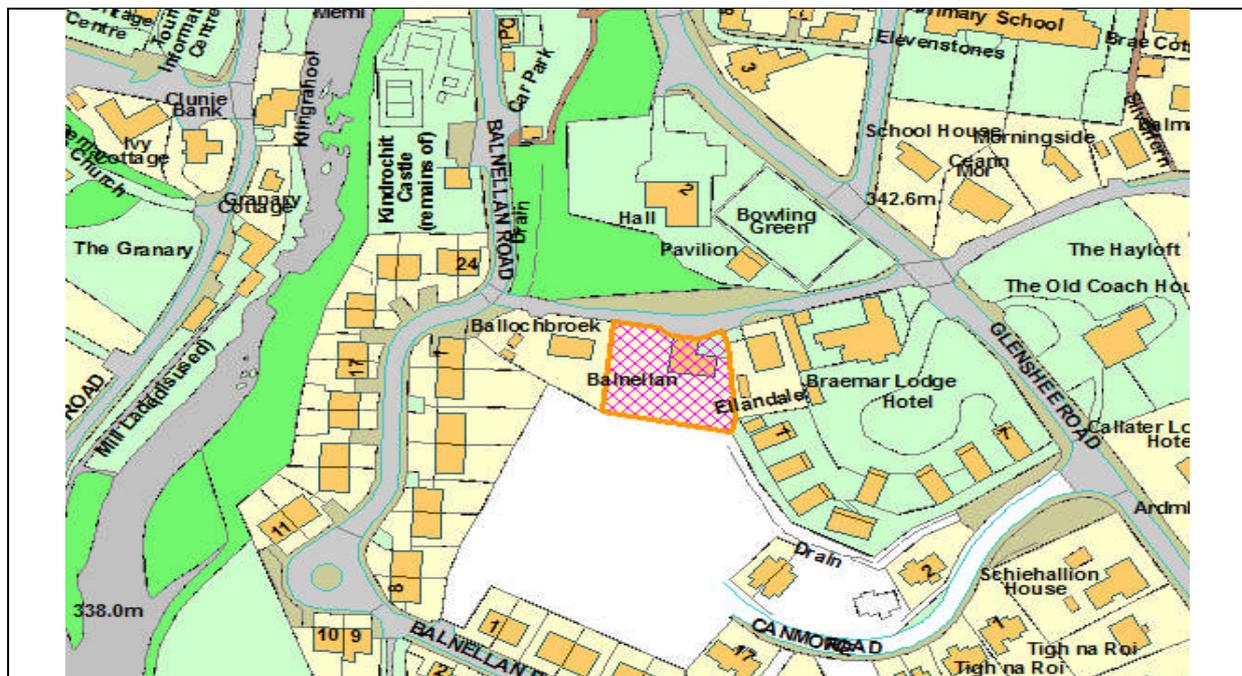
Map

Designations: Cairngorm National Park

Complies with Yes

Development Plans:

Main Recommendation Grant



**NOT TO SCALE**

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## **1. Reason for Report**

- 1.1 The application is being referred to Area Committee because the application has been submitted by an elected member of the Marr Area Committee

## **2. Background and Proposal**

- 2.1 Full planning permission is sought for alterations and extensions to this existing detached property located within the Braemar Conservation Area. The property is a traditional 1 and a half storey stone/slate cottage. The main dwellinghouse is L-plan with a small scale extension to the west and another to the south. To the east is an attached flat roof garage with an area for parking in front. It is accessed from the north via a track which leads from Glenshee Road to the east and Balnellan Road to the west. There is ample garden ground to the south and west, bound by hedging and mature trees. The site is bound to either side by neighbouring properties. Adjacent to the north east of the site is the Pavilion and Bowling Green, and further to the east is Braemar Lodge Hotel. There is a residential development currently undergoing construction to the rear of the site.
- 2.2 The proposal seeks to replace the existing extension on the south elevation and erect a new extension to the front to form a porch. The existing south extension to be removed measures approximately 9sqm and is semi-modern construction with modern slate roof finish and glazing with a stone basecourse. This would be replaced with an extension measuring approximately 9.4m by 3.3m and 4m in height, not extending above the existing timber detailing. This would be of a lean-to style finished in slate roof materials and timber sash and case windows to match existing and untreated European larch vertical boarding wall materials. Proposed on the north facing elevation is a lean-to canopy style porch constructed of a slate roof and stripped bark tree trunk columns. It would project approximately 2m from the north elevation and measure approximately 4.7m across. It would not extend above the existing exposed timber detailing. Both extensions would match this design feature. All existing windows are to be replaced with timber framed sash and case windows to match.
- 2.3 In support of the proposal, the application was accompanied with a design statement. This was produced by Moxon Architects and includes details on the design rationale outlining 5 key design principles and refers to relevant planning policy. Conceptual drawings of the proposed alterations have been provided along with site photographs.

## **3. Representations**

- 3.1 No valid letters of representation have been received.

#### 4. Consultations

- 4.1 **Infrastructure Services (Environment)** are satisfied that there is no direct impact on the roof as a result of this development therefore no bat survey is required.
- 4.2 **Cairngorms National Park Authority** do not wish to 'call-in' the application as it raises no planning issues of significance to the Park's aims.

#### 5. Relevant Planning Policies

##### 5.1 Scottish Planning Policy

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

##### 5.2 Cairngorms National Park Local Development Plan 2015

Policy 1: New Housing Development  
Part 7: Alterations to existing houses

Policy 3: Sustainable Design  
Part 1: Design Statements  
Part 4: Alterations to existing building stock

Policy 4: Natural Heritage  
Part 4: Protected Species

Policy 9: Cultural Heritage  
Part 2: Conservation Areas

### 5.3 Other Material Considerations

#### Scottish Historic Environment Policy (SHEP)

The planning authority must refer to national policy when considering applications in conservation areas. SHEP requires that there should be a presumption in favour of preservation of individual historic assets and also the patterns of the wider historic environment. No historic asset should be lost or radically changed without adequate consideration of its significance and of all the means available to manage and conserve it.

## 6. Discussion

- 6.1 Full planning permission is sought for the replacement of an existing small extension and the erection of a porch. The main issues to be addressed in the determination of this application are the acceptability in principle of the extension at this location in terms of visual appearance and the impact it has on the character of the Braemar Conservation Area. Scottish Historic Environment Policy (SHEP) and the Cairngorms National Park Local Development Plan 2015 (CNPA LDP) are the main considerations in the determination of these applications, together with an assessment of any other material considerations.
- 6.2 The Cairngorms National Park Policies 1 and 3 aim to safeguard and enhance the character and amenity of existing houses and the surrounding area from the development of poorly sited and designed house extensions. All extensions must correspond to the design and scale of the existing house and be in keeping with the character of the surrounding area. Additionally, extensions should not impact on the amenity of neighbouring properties. Policy 9 Cultural Heritage allows development to take place within a Conservation Area if it is demonstrated that the design, materials, scale, layout and siting of any development is appropriate and would enhance and conserve the character of the area.
- 6.3 The proposal would replace an existing small scale extension. It is approximately 9sqm and therefore does not require conservation area consent for its removal due to its small footprint/volume. In principle the replacement of this extension is considered to be acceptable as it is a later addition to the property and its demolition would not result in any loss of character to the property or impact on the wider Conservation Area. It is situated to the rear and therefore is not highly visible from public view, and does not contribute to the streetscene of the area. Although the proposed replacement extension would be larger, it is the opinion of the Planning Service that it would correspond in terms of scale to the main dwellinghouse as it would remain subservient due to its single storey height and position. It would respect the existing design of the main house by matching the slate roof materials and exposed timber detail. The proposed timber cladding wall materials offers a modern contrast to the traditional property, thus it is

considered to be appropriate as it utilises high quality materials and fits successfully with the existing property.

- 6.4 In terms of the proposed porch extension to the north side of the property this is considered to be appropriately sited as it is the main elevation when approached from the road. The porch is small scale and the proposed columns are features that are evident throughout the wider area. The proposed replacement windows would be of timber finish to match existing which is looked upon favourably for properties located within conservation areas. The proposals would not result in a loss of garden space or parking ground, and therefore the amenity of the property would be unaffected.
- 6.5 There would be no adverse impact to amenity as a result of this development. The character and visual appearance of the main dwellinghouse would be upheld and there would be no negative affect on neighbouring properties. The dwellinghouse is well screened to the rear and therefore there would be no overlooking or loss of privacy arising from this proposal. The proposals are subordinate and therefore there would be no overbearing or overshadowing impact.
- 6.6 The supporting design statement states that the proposal has been developed to have minimum impact on public domain, amenity, and ecology of the site. It also aims to seek high energy performance and be sympathetic in design to the dwellinghouse and overall area. This is considered an appropriate design approach in compliance with Policy 3, Part 1, and therefore overall, the proposals accord with Policy 1 and 3 of the CNPA LDP 2015.
- 6.7 In relation to Policy 9, Part 2 of the CNPA LDP 2015, it is considered that the proposals would not adversely impact upon the character and historic value of the Braemar Conservation Area. The design is small in scale and respects the massing, design and visual appearance of the property and its locality and therefore would have no negative impact on the streetscene. While the materials proposed are contemporary they are considered to sympathetically fit with the traditional dwellinghouse and therefore can be considered acceptable. Furthermore, the proposals uphold the special detail of the property in terms of the exposed timber and do not detract from the vernacular of the property. The material finishes will be conditioned, to ensure they fit well with the architectural and historic merit of the conservation area. Overall, the proposal is in accordance with Policy 9 of the CNPA LDP 2015 as it protects and enhances the original character of the property and surrounding area. In compliance with SHEP, the development would not result in a loss of a historic asset and would fit within the pattern of development in Braemar.
- 6.8 Turning to other material considerations, following a site visit it is clear that the southern extension to be removed is modern and small in scale and the slate roof is in very good condition with no gaps/cracks. Therefore it was not considered that a bat survey would be required as there is little potential for roost at this site and the proposals would not affect the roof space of the main dwellinghouse. Infrastructure Services (Environment Team) are satisfied that

there would be no direct impact on the roof and therefore a bat survey is not required. This is in accordance with Policy 4, Part 2 of the CNPA LDP 2015. An informative will however be attached to any permission granted in the case that bats are found.

- 6.9 Cairngorms National Park Authority do not wish to 'Call-In' the application as it is not considered to raise issues to significance to the park's aims.
- 6.10 Overall, the proposal is compliant with Policy 1 and Policy 3 of the CNPA Local Development Plan 2015 as it respects the existing building and is appropriately designed and scaled. The character of the Braemar Conservation will be protected in line with Policy 9 Part 2, and therefore the proposal is recommended for approval.

## **7. Area Implications**

- 7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community Plan.

## **8. Equalities and Financial Implications**

- 8.1 An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.
- 8.2 There are no financial implications arising from this report.

## **9. Sustainability Implications**

- 9.1 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

## **10. Departures, Notifications and Referrals**

### **10.1 Strategic Development Plan Departures**

None

### **10.2 Local Development Plan Departures**

None

- 10.3 The application is not a Departure from the Local Plan and no departure procedures apply.

- 10.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.
- 10.5 The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

## **11. Recommendation**

### **11.1 GRANT Full Planning Permission subject to the following condition:-**

01. For the avoidance of doubt, the wall materials of the extension hereby approved shall be finished and retained in larch vertical boarding, unless otherwise agreed in writing by the Planning Authority.

Reason: In the visual interests of the property and surrounding conservation area.

### **11.2 Reasons for Decision**

The proposal is appropriately designed and scaled in accordance with Policy 1: New Housing and Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015. There would be no adverse impact to the character of the Braemar Conservation Area as a result of this development in compliance with Policy 9: Cultural Heritage.

**Stephen Archer**  
**Director of Infrastructure Services**

Author of Report: Jane Weir  
Report Date: 30 May 2016