

Agenda Item	6.2
Report No	PLS-47-23

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 23 August 2023

Report Title: 22/05497/FUL: The Sweeney Group
Dunroamin Guest House, Craig Na Gower Avenue, Aviemore, PH22 1RW

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Change of use from Guest House to form 10 serviced apartments

Ward: 20 – Badenoch and Strathspey

Development category: Local

Reason referred to Committee: Community Council objection and 5 or more objections

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is for the change the use of the existing 7 bedroom Dunroamin Guesthouse to form 10 serviced apartments. The internal layout will be reconfigured to accommodate the serviced apartments with the existing garage modified to guest accommodation. Externally, the finishes will be updated with decking areas installed outside the ground floor rooms. A number of rearranged windows and doors will be added with a new gate installed linking the adjacent Vermont serviced apartments car park. The existing car park area to the front of the guesthouse will be extended to the rear removing the hedge along the western boundary with 4 spaces provided to the front and 6 to the rear.
- 1.2 The existing guesthouse has public mains water and sewerage. There is an existing access to Craig Na Gower Avenue with parking at the front of the property.
- 1.3 Pre-Application Consultation: None
- 1.4 Supporting Information: Supporting Statements, open day flyer, cycle storage specification, swept path analysis.
- 1.5 Variations: Amended proposal reducing the number of serviced apartments from 11 to 10 following comments from Transport Planning and representations received regarding the parking provision and layout to the rear. Additionally, the proposal was initially submitted as an application for Permission in Principle, following discussion with the agent they confirmed this was an error. A new application form was submitted and the proposal was correctly updated as an application for detailed planning permission.

2. SITE DESCRIPTION

- 2.1 Dunroamin Guesthouse is currently comprised of 7 letting rooms with 1 owner accommodation bedroom, dining room, kitchen area and bathroom facilities. The building itself is a 1980 style bungalow with first floor conversion. Access is taken from the side and to and from Craig Na Gower Avenue. The site lies centrally within Aviemore settlement area. This part of Aviemore has similar buildings used as a mixture of residential, guesthouses, bed and breakfast and AirBnB establishments.

3. PLANNING HISTORY

- 3.1 21.01.2005 04/00381/FULBS Bedroom and sunroom Planning
extension Permission
Granted

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Schedule 3 Development
Date Advertised: 29.12.2022
Representation deadline: 23.01.2023

Timeous representations: 57 representations against (from 56 households)

Late representations: 15 representations against (from 14 households), 17 representations in support (from 15 households)

4.2 Material considerations raised are summarised as follows:

- a) Does not accord with the Development Plan;
- b) Over-provision of tourist accommodation in the area;
- c) Adverse impact on neighbour amenity and privacy;
- d) Inappropriate parking, turning and access arrangements;
- e) Overdevelopment;
- f) Noise;
- g) Lighting.

Non-material considerations raised are summarised as follows:

- a) Behaviour of guests and type of groups using the facility;
- b) Will set a precedent for future applications;
- c) Land ownership;
- d) Timing of the planning application.

A number of support comments were also submitted, summarised as follows:

- a) Economic benefits;
- b) Diversification of the current tourist accommodation offering.

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Aviemore and Vicinity Community Council** – Object:

- on-site management/supervision;
- parking provision;
- design, materials, layout;
- overdevelopment;
- impact on neighbour amenity and privacy;
- noise;
- waste storage provision.

5.2 **Transport Planning Team:** No objection following amendments and subject to conditions. The amended proposal for 10 serviced apartments has a revised car parking layout for 10 spaces with appropriate turning provision which is considered acceptable. The covered cycle parking for 10 bikes to the rear and front of the building, and waste storage provision of 6 bins located on the western side elevation is considered acceptable. Parking and cycle provision will be

controlled by condition.

5.3 **Environmental Health Team** – No objection.

5.4 **Corporate Address Gazetteer** – No objection.

Refer to the Street Naming and Numbering Process (SNN) which can be found on The Highland Councils website at - https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/172/street_names_and_house_numbers.

When an SNN request is received the details are passed onto the Ward Manger who will consult with Local Members and Community Councils. The CAG Team encourages the applicant/agent to submit a request for the naming and/or numbering of a new development in the event that planning permission and/or Construction Consent has been granted.

5.5 **Cairngorms National Park Authority** – No call in.

6. DEVELOPMENT PLAN POLICY

6.1 National Planning Framework 4 (NPF4) was adopted on 13 February 2023. The policies within it form part of the Development Plan and are material to the consideration of this application, alongside the Cairngorms National Park Local Development Plan, 2021 and should, where there is conflict between policies, be afforded greater weight in decision making given that it is the most recent statement of planning policy.

6.2 The following policies are relevant to the assessment of the application

6.3 National Planning Framework 4 (NPF4) 2023

Policy 14 – Design, quality and place

Policy 27 – City, town, local commercial centres

Policy 30 – Tourism

6.4 Cairngorms National Park Local Development Plan (CNPALDP) 2021

Policy 2 – Supporting Economic Growth

Policy 3 – Design and Placemaking

Policy 10 - Resources

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Supporting Economic Growth (non-statutory guidance)

Design and Placemaking (non-statutory guidance)

Resources (non-statutory guidance)

Roads and Transport Guidelines for New Developments (May 2013)

Non-statutory Short-Term Secondary Letting Planning Policy

8. PLANNING APPRAISAL

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

- 8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) Compliance with the development plan and other planning policy
 - b) Design;
 - c) Parking, turning and access arrangements;
 - d) Neighbour amenity;
 - e) Impact on infrastructure and services
 - f) Any other material considerations.

Development plan/other planning policy

- 8.4 The proposal requires to be assessed against the recently adopted National Planning Framework 4 (NPF4) and the Cairngorms National Park Local Development Plan (2021).
- 8.5 In terms of NPF4, a number of policies relate to the proposal including Policy 14 - Design, quality and place that looks for proposals to create successful places by taking a design-led approach and Policy 27 – City, town, local and commercial centres that seeks to encourage, promote and facilitate development in our city and town centres by applying the Town Centre First approach. Policy 30 – Tourism aims to encourage, promote and facilitate well designed development and to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with net zero and nature commitments, and inspires people to visit Scotland. Proposals should ensure that they are compatible with the surrounding area and consider their impacts on communities.
- 8.6 In terms of the Cairngorms National Park Local Development Plan, the application requires to be assessed against Policy 2 – Supporting Economic Growth: 2 Tourism. This offers strong support for tourism development subject to there being no adverse environmental or amenity impacts on the site or to neighbouring areas; where it contributes to/supports the provision of a wide range of visitor accommodation options including low-cost accommodation; and supports or contributes to a year-round economy.

- 8.7 Also of relevance is Policy 3, which amongst other things, requires proposals to demonstrate sensitive siting and design that respect the traditional pattern and character of the area as well as the amenity of neighbours. Policy 10 requires that new developments have adequate drainage arrangements on site.
- 8.8 Aviemore and Vicinity Community Council and a number of representations question the suitability of the change of use to serviced apartments in a residential area. Notwithstanding what has been applied for, this is not however a change of use as such. A guest house and serviced apartment accommodation would fall within Class 7 of the Town and Country Planning (Use Classes) (Scotland) Order. The operating model is different, and the application does increase the number of rooms has been increased from 8 to 10.
- 8.9 The principle of the development has already been established and while this street is largely residential, the character of the area is defined by a mix of residential and holiday accommodation, including the adjacent property, owned by the applicant, which was previously a guesthouse but has recently undergone a similar change of use to 10 serviced apartments. The proposal provides an alternative type of accommodation to the traditional guest house and/or B&B and could make a positive contribution to the visitor offer. The property is reasonable well located in relation to existing facilities within the town. A number of representations submitted in support of the proposal note the direct and indirect economic benefits that would come from new tourist accommodation. They also note that the proposal would upgrade the existing site differentiating the tourist accommodation available for visitors in Aviemore.
- 8.10 Subject to ensuring that the proposed alterations are appropriate in design terms and compatible with the character of the area and that the proposal will have no significant impact on the amenity of neighbouring residents or existing services, the proposal would comply with the development plan.

Design, materials, scale and layout

- 8.11 The proposal will reconfigure the existing building and retain the current footprint. The proposed development includes the converted upper and lower floor to accommodate 10 serviced apartments with mini kitchenette and ensuite bathrooms. The apartments are considered to be luxury sleeping rooms, a number of which have additional lounge areas. Accessible apartments are located to the rear (apartment 2, 3 and 4).
- 8.12 The unit will utilise a mix of modern materials and glazing, creating clean, sharp lines with additional glazed French doors and windows installed. The walls will be clad with white K-rend and light grey vertical timber cladding with ground floor apartments opening onto a small decking area enclosed by glass balconies. Windows and doors will be Upvc to match the existing. Full details of the material specification are controlled by condition.
- 8.13 The proposal is considered a modern interpretation that still references more traditional elements and does not feel out of place in this part of Aviemore which has a variety of styles and materials. Aviemore has a large range of tourist accommodation within the village to suit all budgets and customers; this proposal

would offer additional choice.

- 8.14 New signage is proposed on the side elevations and in the front parking area. However, these aspects are not relevant to this proposal since signage will require a separate application to be made for Consent to Display and Advertisement.

Parking, turning and access arrangements

- 8.15 Representations suggest the access, parking and turning provision is inadequate. The initial proposal for 11 serviced apartments required 11 parking spaces within the site. The Transport Planning Team was consulted and raised concerns that parking was constrained, particularly in the rear northwest portion of the site. Following the amended proposal reducing the scheme to 10 serviced apartments, 10 parking spaces are required. These are made up of 4 spaces to the front with 1 all abilities space and 6 spaces to the rear. The applicant has provided a swept path analysis showing access and egress from the rear in a forward gear. Additionally, a new gate is to be installed linking the adjacent Vermont. Following the amendments, Transport Planning has no objection. The upgraded access, parking and turning provision is considered appropriate and is controlled by condition.
- 8.16 Additionally, representations question the capacity of the upgraded access to accept additional traffic. Following the reduction in the scale of the proposal Transport Planning has no objection.
- 8.17 Covered cycle parking for visitors is provided within the site with space for 10 bikes in total with each steel storage locker having space for 2 bikes in each (4 lockers to the rear and 1 to the front). This can be secured by condition.

Neighbour Amenity

- 8.18 A number of representations relate to potential noise from occupants of the 10 serviced apartments, and in particular to noise late at night. While these are legitimate concerns it is not considered that conditions attached to a grant of planning permission is the appropriate method to control what amounts to potential anti-social behaviour. Such powers lie with Police Scotland and/or Environmental Health should disturbance become a statutory nuisance.
- 8.19 Ground floor balcony decking areas will be installed to the front and rear of the property. At the closest point, the separation distance from the nearest residential neighbour at 2 Craig Na Gower Avenue to the west is approximately 7m from apartment 1 and 2. Whilst the existing hedge along the western boundary will be removed to accommodate the access to the rear, the boundary fencing will be replaced with reinstated landscaping planted to continue to provide screening from the closest residential neighbour. To the rear, Cairnlee is approximately 13m to the north of apartment 3 and 4. Full details regarding the additional landscaping and fencing along the boundary can be sought by condition.
- 8.20 While there have been cases of the use of properties creating nuisance to neighbours, particularly the larger single let properties or so called "party houses",

the proposal is for individual rooms that with the developer indicates will be predominantly aimed at couples. There is no shared communal area, with each serviced apartment accessed separately. It therefore does not appear that the layout and function of the building would lend itself to larger groups travelling together. While there are minimal kitchen facilities in each unit (kettle, fridge and microwave) the developer has indicated that they would expect that the majority of visitors will eat out with the apartments.

- 8.21 Representations refer to the lack of a management presence on site, as there is for the current guesthouse. The Supporting Statement provided notes that all booking and check in is remotely controlled by the management company with 24-hour access by phone, email, or text.
- 8.22 The applicant has confirmed that there is emergency staff and call out capability for customer issues or emergency situations if required, and that the facility would operate with a secure keypad entry system where guests receive a unique digital code to their phone and email which will allow access to the building and their room. The smart lock system would be remotely managed and maintained, with check ins between 1500 and 2200, with check out by 1000.
- 8.23 Throughout the course of each day between 1 and 2 staff members would visit the property for cleaning and maintenance, and to address potential queries/issues. Furthermore, the site will be covered by CCTV.
- 8.24 While representations have been raised regarding the operational management of the proposed 10 serviced apartments, the proposed management approach is similar for self-contained units in the wider surrounding area.

Impact on infrastructure and services

- 8.25 The site is currently used as a guesthouse (bed and breakfast). The proposal, with the creation of 2 additional rooms, will increase activity and there will also be a requirement for space for the parking and manoeuvring of vehicles. Transport Planning has indicated that the proposed change is technically acceptable; there is sufficient space within the curtilage to accommodate parking for vehicles and bicycles. Commercial waste storage and uplift would be for the developer to arrange privately.

Other material considerations

- 8.26 None.

Non-material considerations

- 8.27 The behaviour of guests and type of groups using the facility is not a material planning consideration and is a management issue for the owner and/or Environmental Health if there is a statutory noise nuisance.
- 8.28 On the issue of precedent, this application has been assessed on its own merits. Any future applications for tourist accommodation will be assessed against the relevant criteria within the Development Plan and all other applicable guidance.

- 8.29 Aviemore and Vicinity Community Council raised concerns that the application was misleading and referenced the timing of the submission. It considered that the recent changes of use, alterations and extensions to both Vermont Guesthouse adjacent (22/01256/FUL) and Dunroamin Guesthouse should have been included as a single application, given that they are owned and managed by the same applicants. Members will note that while they are owned and managed by the same applicants, both applications have been considered on their own merits and assessed against the relevant Development plan policies, guidance and material considerations.
- 8.30 While the planning application was submitted over the Christmas holiday period, Members will note that it is normal practice that the neighbour notification and advert periods are extended to allow for public engagement over the festive period. All relevant statutory processes have been followed.

Matters to be secured by Section 75 Agreement

- 8.31 None

9. CONCLUSION

- 9.1 The proposal is for the change of use of the existing guest house into 10 serviced apartments. The building already has an established commercial use, and the proposal would retain this, changing the internal functional arrangement with individual letting units.
- 9.2 The Development Plan promotes economic development that enhances tourism. This of course has to be balanced against individual neighbour and wider community residential amenity. The redevelopment of the existing guesthouse to 10 serviced apartments is considered appropriate for this location and accords with the Development Plan. The specific concerns raised by neighbours regarding the potential impact on amenity, while perhaps justified, are matters more appropriately considered, and potentially controlled, by others such as the Environmental Health and Police Scotland, not the Planning Authority. Therefore, it is considered that the proposed development is acceptable in this location and that it would not be detrimental to residential amenity, or have a significantly detrimental impact on the character of the area.
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued

Notification to Scottish Ministers N

Conclusion of Section 75 N
Obligation

Revocation of previous permission N

Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons

- 1 In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

- 2 No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to enable the planning authority to consider this matter in detail prior to the commencement of development; in the interests of amenity.

- 3 Prior to the first occupation of the development hereby approved, 10 car parking spaces shall be provided within the application site. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

Reason: To ensure that sufficient space is provided within the application site for the parking (and, where necessary, turning) of cars, so they do not have to park within or reverse onto the public road.

- 4 A vehicle turning area shall be provided within the application site formed in accordance with The Highland Council's Road Guidelines for New Developments. The turning area shall be provided prior to the first use of the development and thereafter maintained as a turning area in perpetuity.

Reason: To ensure that sufficient space is provided within the application site for the parking (and, where necessary, turning) of cars, so they do not have to park within or reverse onto the public road.

- 5 No development shall commence until full details of a covered and secure communal bicycle storage/racking system for 10 bicycles have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the storage/racking system shall be installed in accordance with these approved details prior to the first occupation of the development hereby approved.

Reason: In order to facilitate the use of a variety of modes of transport.

- 6 No development shall commence until full details of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented, and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

- 7 No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:
- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
 - ii. A plan showing existing landscaping features and vegetation to be retained;
 - iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
 - iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
 - v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be

replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_f_or_working_on_public_roads/2

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must

be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

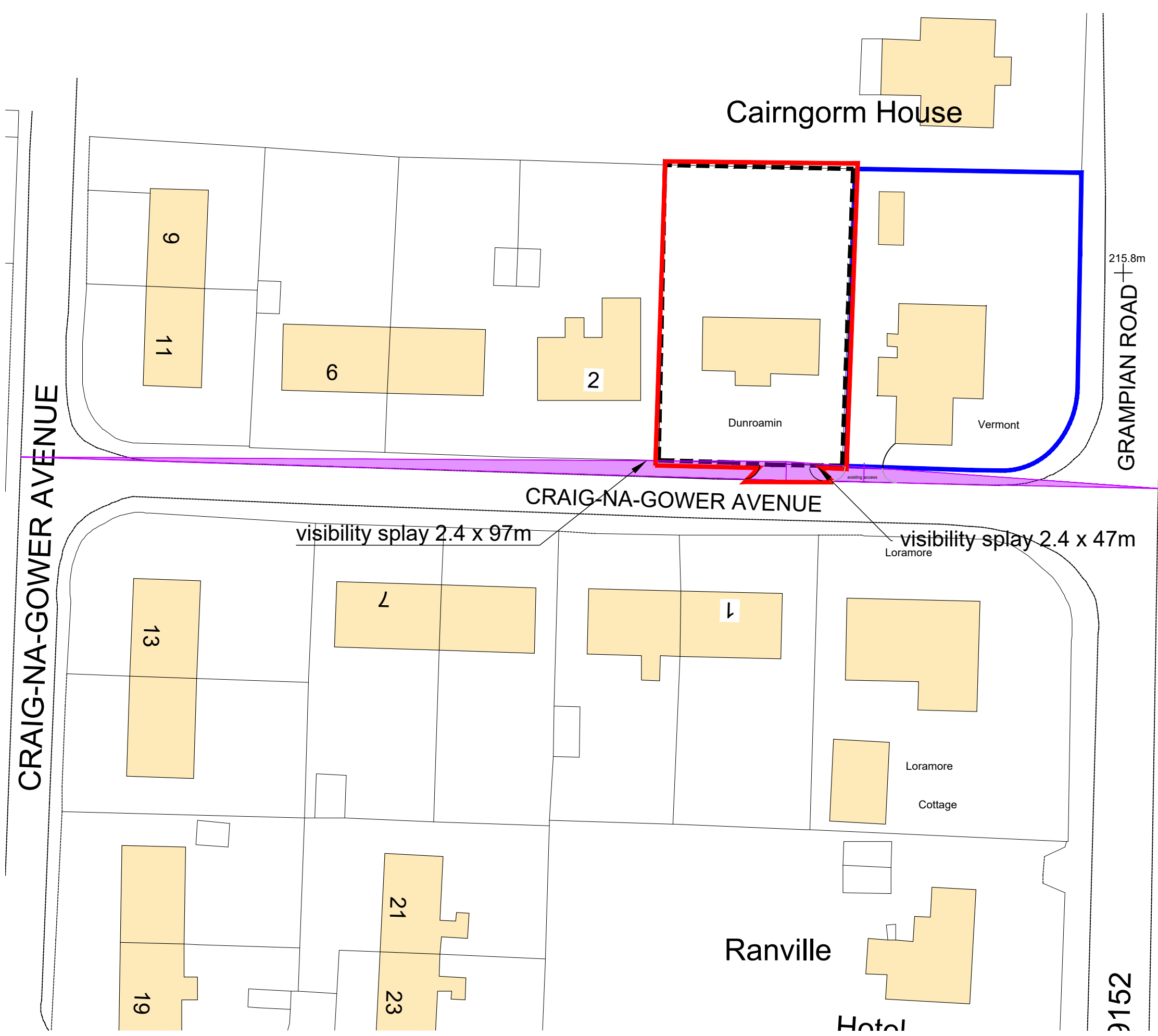
Signature: David Mudie
Designation: Area Planning Manager – South
Author: Roddy Dowell
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan 10208/PL001 Rev A
Plan 2 - General Plan Existing 1604-22 001
Plan 3 - Site Layout Existing 10208/PL003
Plan 4 - Site Layout Proposed 10208/PL002 Rev D
Plan 5 - Site Layout 10208/PL004 Rev C
Plan 6 - Elevations Proposed 10208/PL010 Rev B
Plan 7 - Floor Plans Proposed 10208/PL011 Rev A
Plan 8 - Floor Plans Proposed with Downtakings 10208/PL012 Rev A

DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement.
 Any discrepancy must be reported to G H JOHNSTON Building Consultants Ltd



LEGEND

- site boundary
area : 1076 sqm
- landownership
- visibility splay
- Vermont area : 889sqm



GRAMPIAN ROAD
215.8m

LB

CRAIG-NA-GOWER AVENUE

CRAIG-NA-GOWER AVENUE

visibility splay 2.4 x 97m

visibility splay 2.4 x 47m

0 10 20 30 40 50 Scale 1:500 (metres)

Rev.	Description	Drawn	Date
A	Site boundary adjusted	CL	01.12.22



Willow House, Stoneyfield Business Park
 Inverness, IV2 7PA
 technical@ghjohnston.co.uk
 Tel: 01463 237229
 www.ghjohnston.co.uk

Client
The Sweeney Group

Project
**Alterations to Dunroamin
 Craig Na Gower Avenue
 Aviemore, PH22 1RW**

Drawing
Location Plan

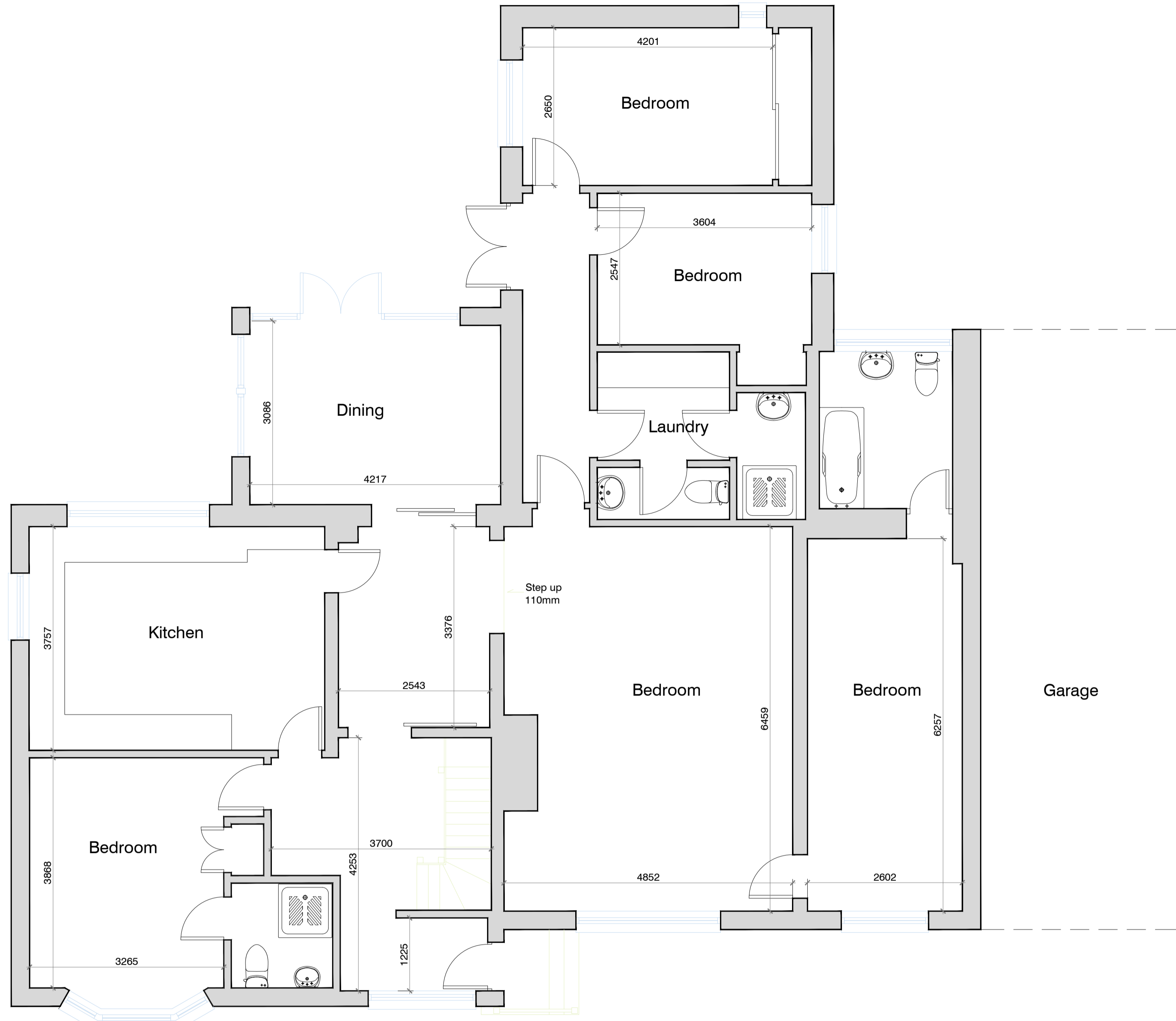
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Scale 1:500 Date 30/08/22

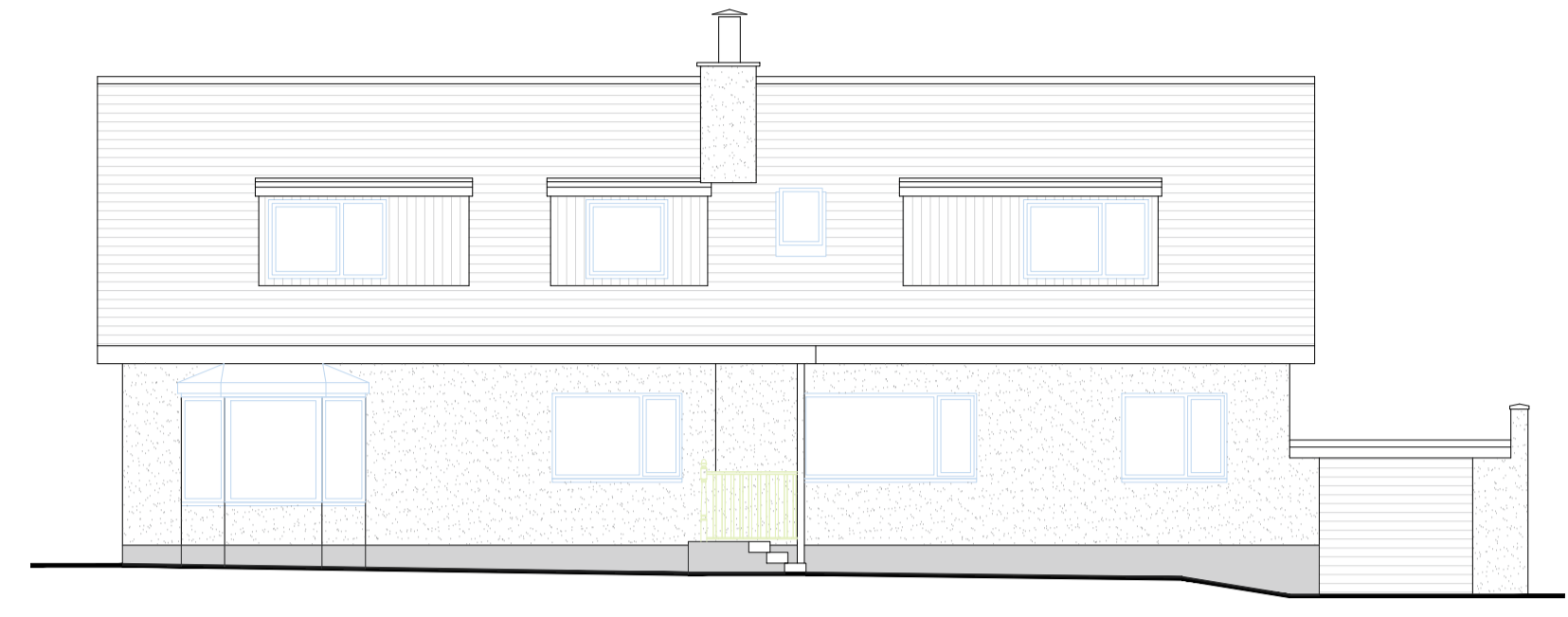
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10208 / PL001

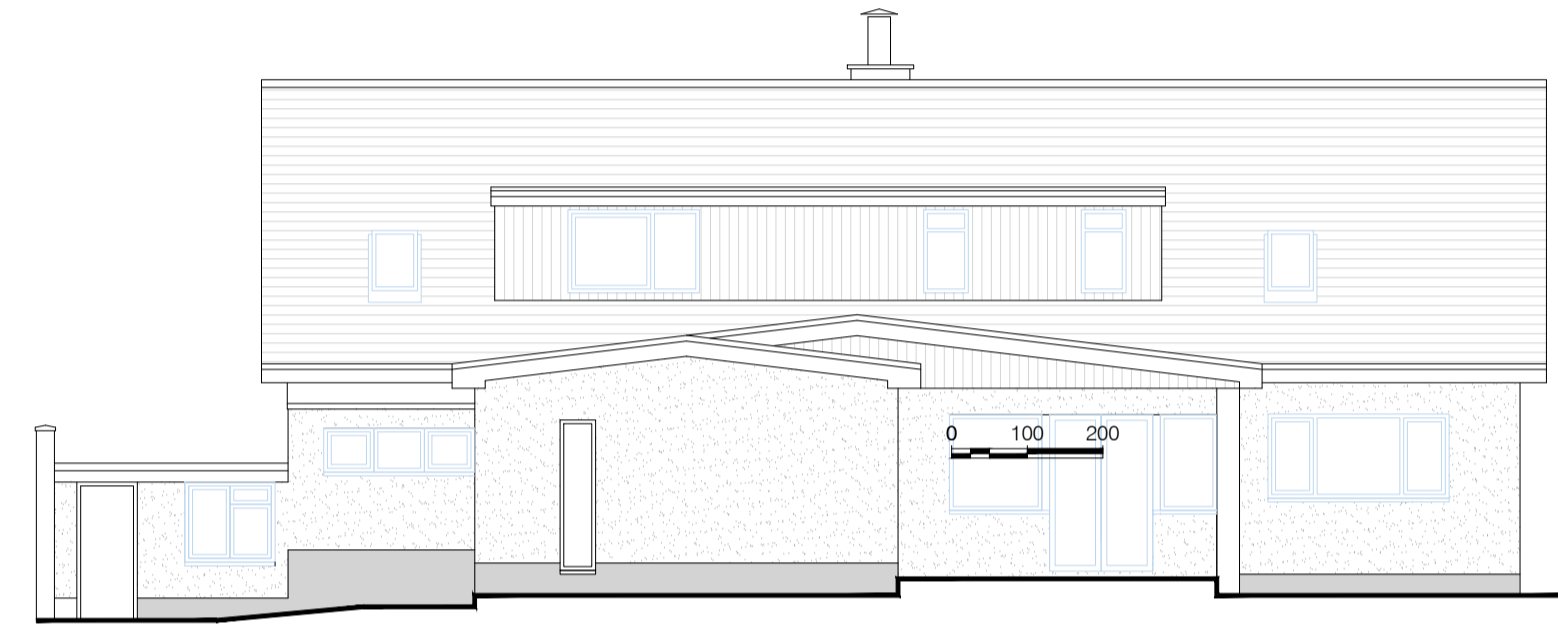
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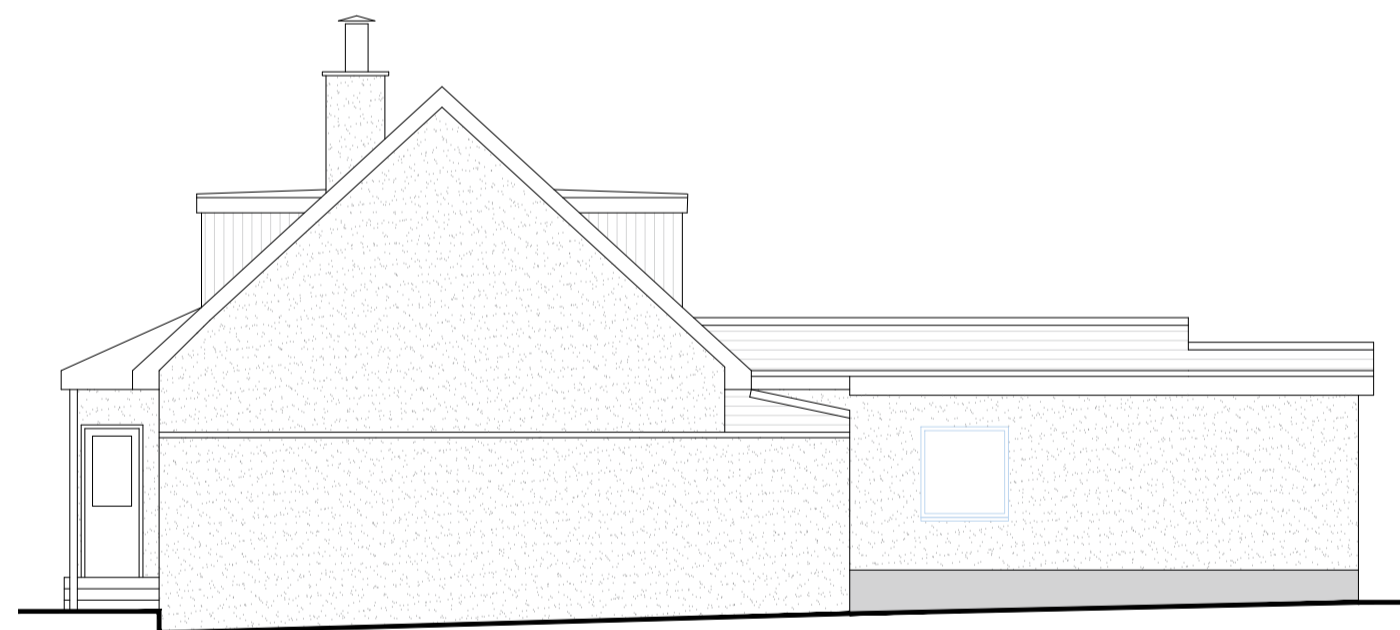
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Scale: 1:50



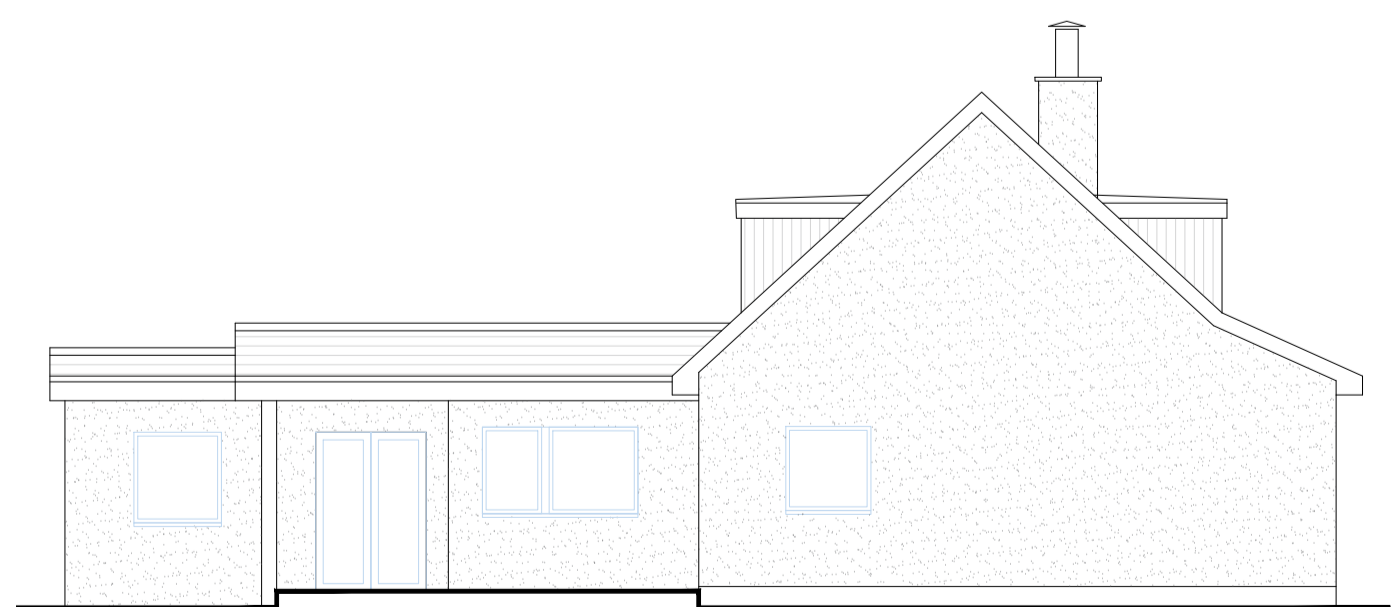
NLM South Elevation
Scale: 1:100



NLM North Elevation
Scale: 1:100



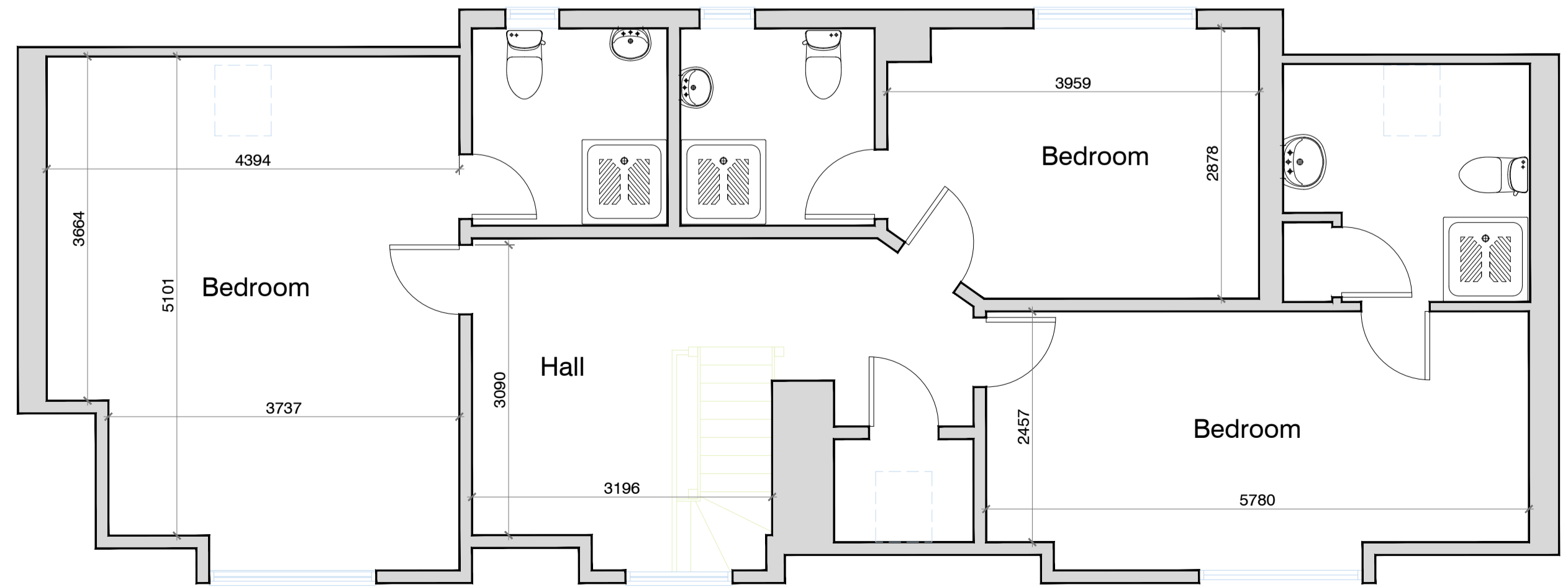
NLM East Elevation
Scale: 1:100



NLM West Elevation
Scale: 1:100



NLM Block Plan
Scale: 1:200



NLM First Floor Plan
Scale: 1:50

T: 07841 128 702
E: neil.macdougall@nlmbc.co.uk
6 Gadwall Grove, Motherwell, ML1 2FQ
2nd Floor, 189 St Vincent St,
Glasgow, G2 5QD
www.nlmbc.co.uk

Client
The Sweeney Group

Project Title
**Dunroamin
Craig Na Gower Av
Aviemore, PH22 1RW**

Drawing Title
Plans and Elevations as Existing

Scale
A1@ 1:50:100:200

Drawn by
CC

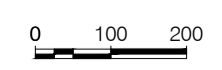
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July 2022

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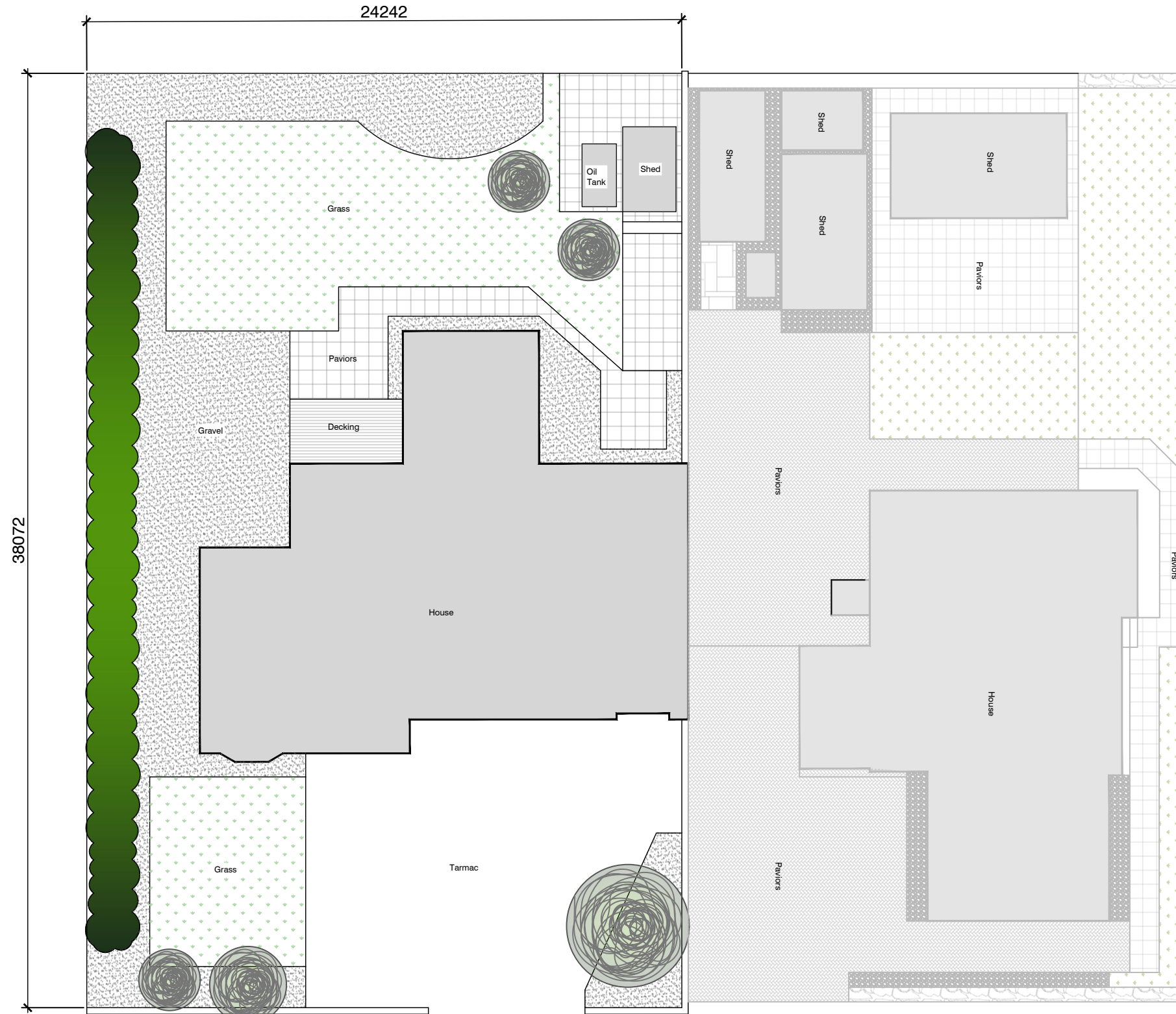
Revision



Please note :

Dimension sizes are approximate. Please do not measure, as survey undertaken are by others, we can not guarantee its accuracy

DO NOT SCALE, IF IN DOUBT PLEASE ASK
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Any discrepancy must be reported to G H JOHNSTON Building Consultants Ltd



Rev.	Description	Drawn	Date
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Client
The Sweeney Group

Project
**Alterations to Dunroamin
Craig Na Gower Avenue
Aviemore, PH22 1RW**

Drawing
Site Plan : Existing

Status
Planning Submission

Scale 1:500 Date 02/11/22

Sheet A3 Drawn by CL

Drawing No:
10208 / PL003

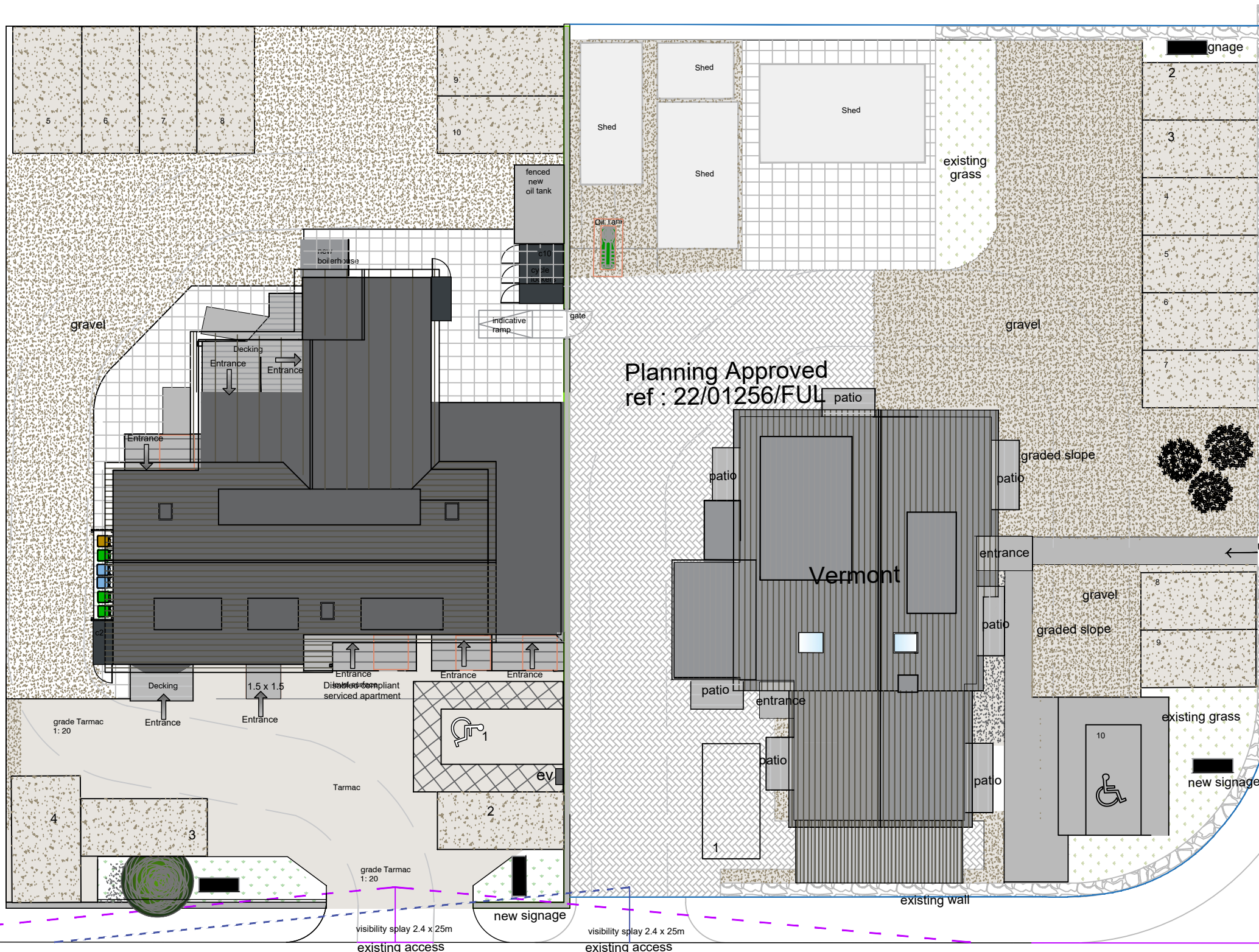
Rev



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5 No Cycle stands : horizontal two bike lockers (10 cycles) colour : storm grey

EV : Smart Electric Car Charger Point, fixed to garden wall between car parking bays 1 and 2.

Dunroamin is also to provide additional parking for service providers (Vermont) next door

There may be a change in ground levels between Dunroamin and Vermont, therefore an indicative ramp is provided. This would have to be determined on site.

Rev.	Description	Drawn	Date
D	Alts to parking	CL	23.06.23
C	Gravel area at parking 5 - 8 increased	CL	29.03.23
B	Visibility splay added	CL	07.02.23
A	Site boundary adjusted	CL	01.12.22



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**Alterations to Dunroamin
Craig Na Gower Avenue
Aviemore, PH22 1RW**

Drawing
Site Plan : Proposed

Status
Planning Submission

Scale 1:200 Date 11/11/22

Sheet A3 Drawn by CL

Drawing No:
10208 / PL002

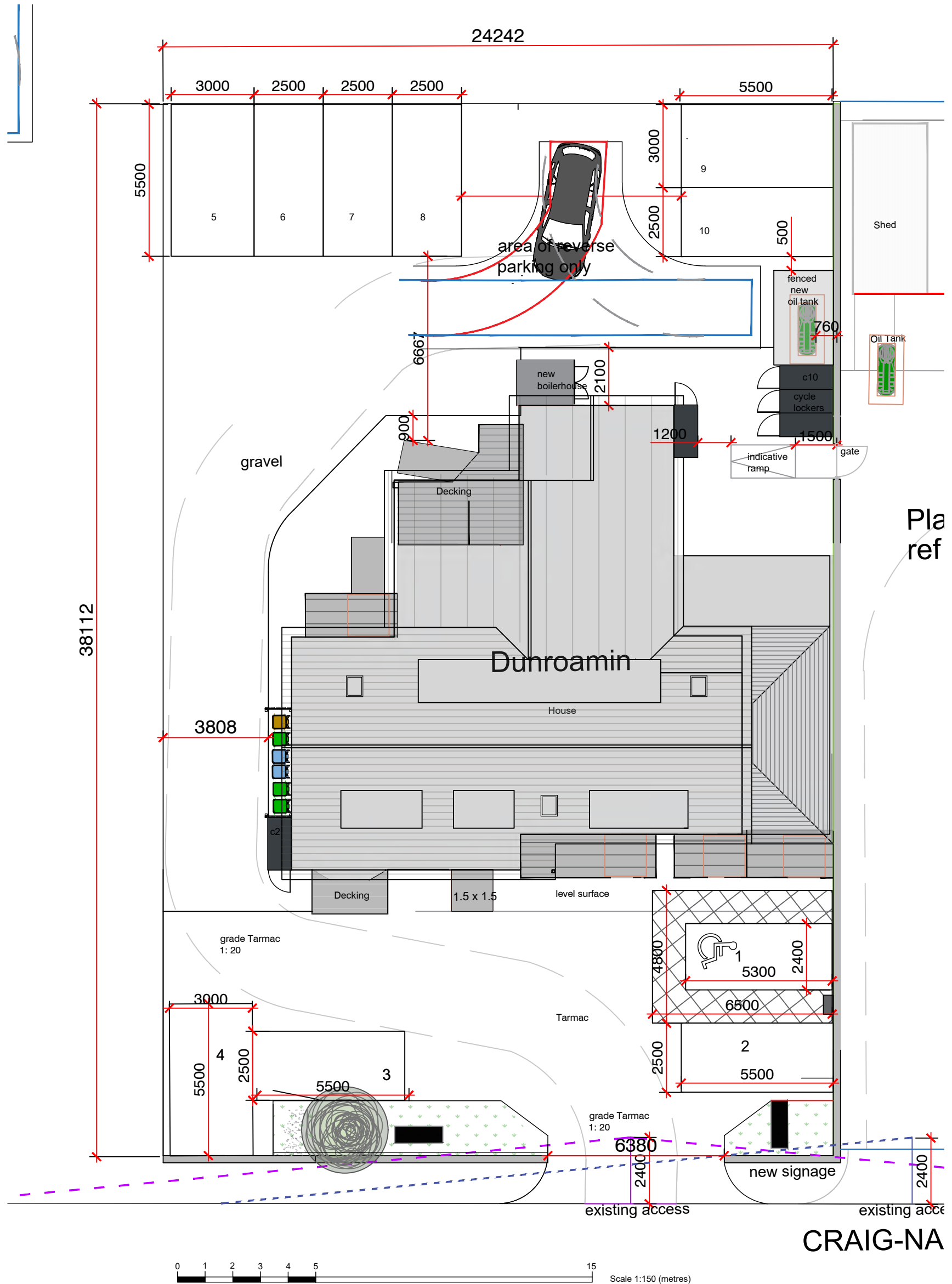
Rev
D

CRAIG-NA-GOWER AVENUE



Please note :

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CRAIG-NA

C	Parking Alts	CL	23.06.23
B	Transport Planning Comments	CL	07.02.23
A	Site boundary adjusted	CL	01.12.22
Rev.	Description	Drawn	Date



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 Project
Alterations to Dunroamin
Craig Na Gower Avenue, Aviemore

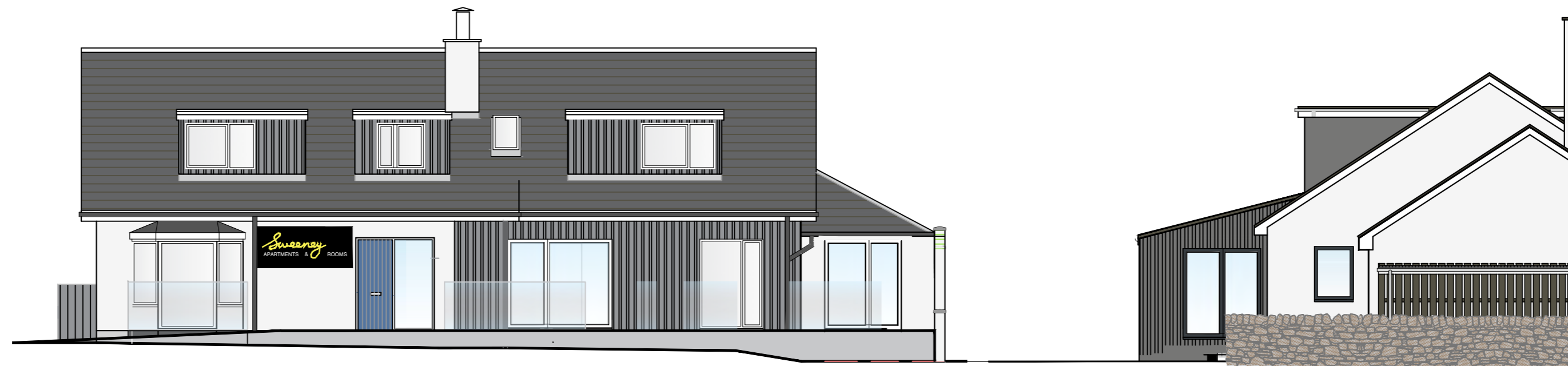
Drawing
Site Plan : Dimensions
 Status
Planning Submission

Scale 1:150 Date 11.11.22

Sheet A3 Drawn by CL

Drawing No: 10208 / PL004 Rev C

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FRONT ELEVATION
 CRAIG-NA-GOWER AVENUE ELEVATION

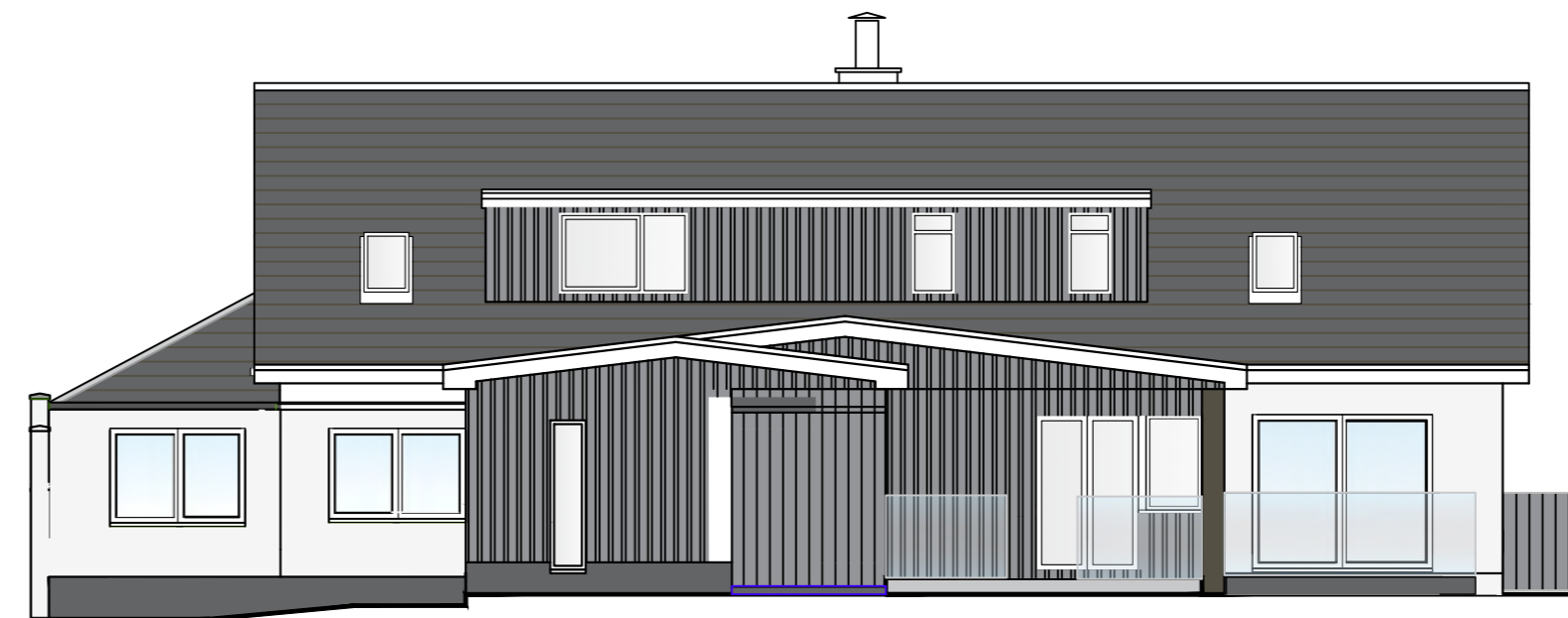
Planning Approved & Constructed
 Neighbouring property

FINISHES

- Roof : As existing
- Walls : K-Rend or equal in a smooth render coating; colour finished to be white, with areas of Vertical Russwood Accoya Cladding.
- Windows : UPVc high performance casement windows.
- Doors : High performance timber or UPVc doors to; colour finish to be anthracite grey.
- Downpipes & Gutters : colour finished black.



SIDE ELEVATION



REAR ELEVATION

B	finishes added	CL	04.08.23
A	Alts to unit 7	CL	23.06.23
Rev.	Description	Drawn	Date



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 Craig Na Gower Avenue
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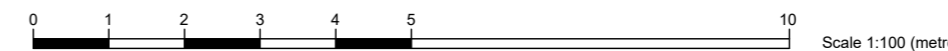
Drawing
 Elevations : Proposed

Status
 Planning Submission

Scale 1:100 Date 11/11/22

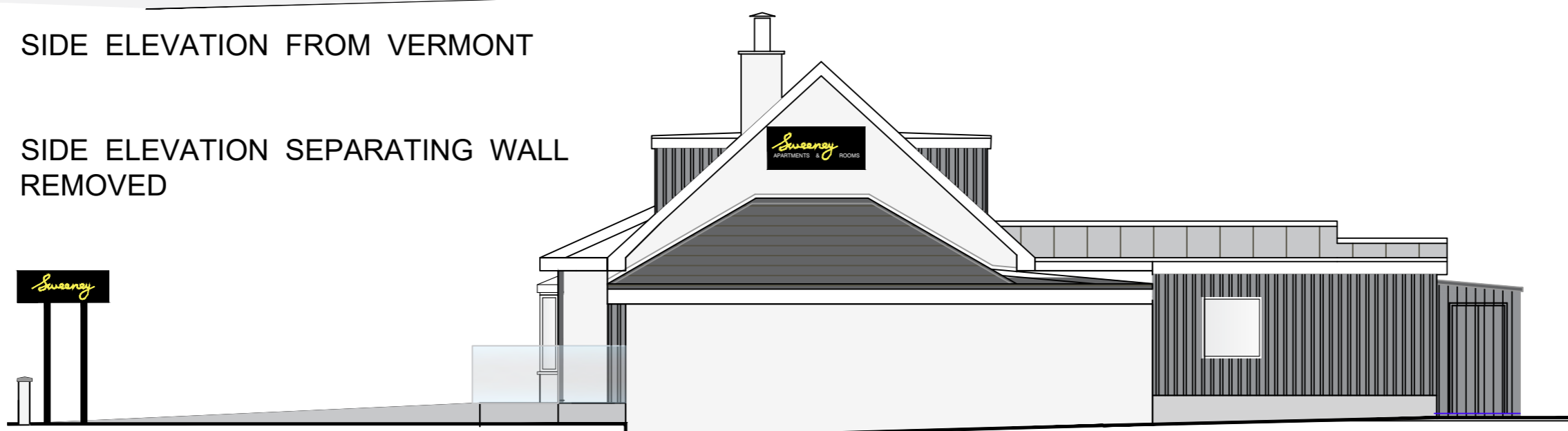
Sheet A2 Drawn by CL

Drawing No: 10208 / PL010 Rev B



SIDE ELEVATION FROM VERMONT

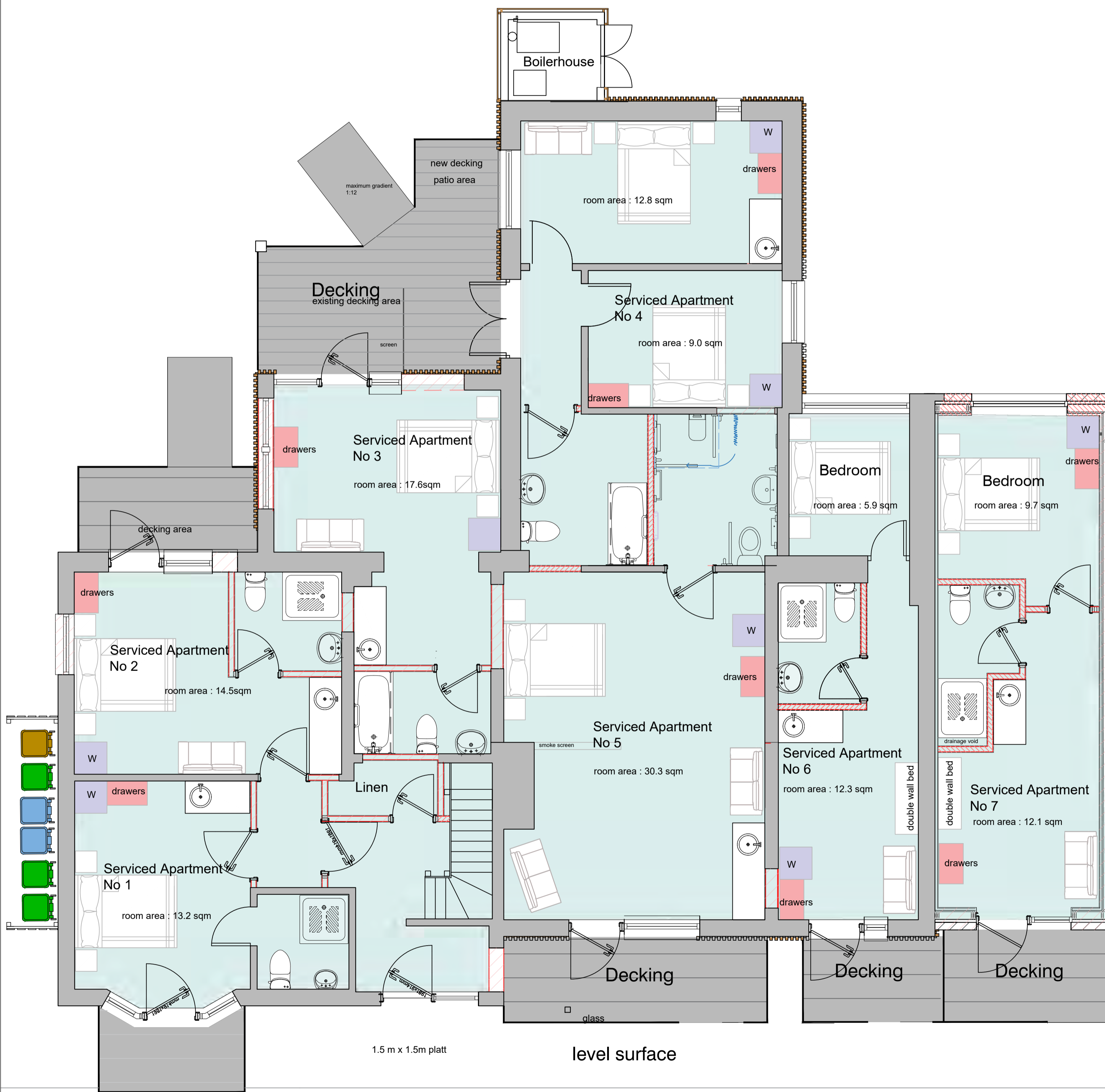
SIDE ELEVATION SEPARATING WALL
 REMOVED



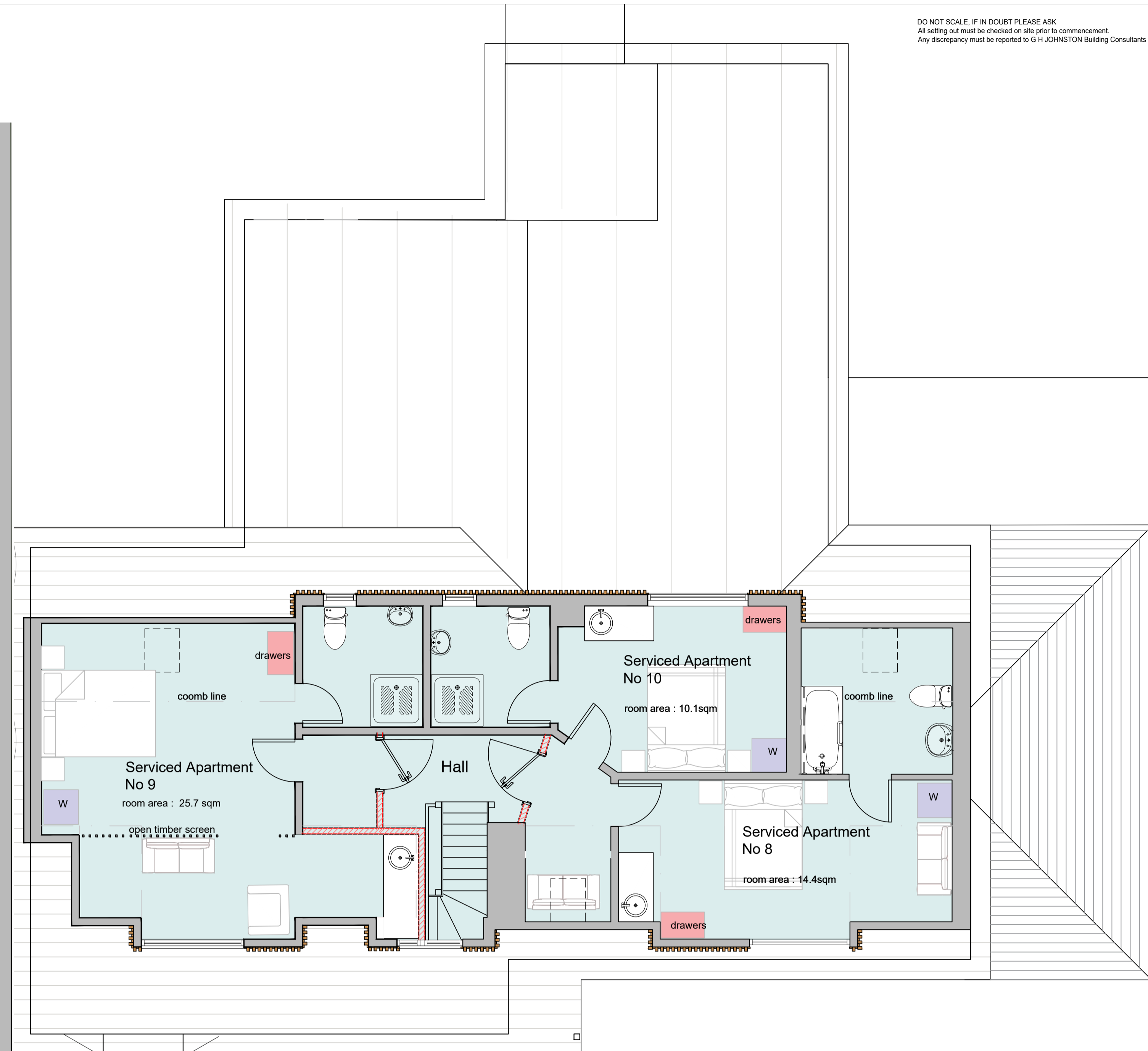
Please note :

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GROUND FLOOR PLAN



FIRST FLOOR PLAN



A Adjustment to unit no 7 CL 23.06.23
Rev. Description Drawn Date



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Client
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Project
Alterations to Dunroamin
Craig Na Gower Avenue
Aviemore, PH22 1RW

Drawing
Floor Plans : Proposed

Status
Planning Submission

Scale 1:50 Date 11.11.22

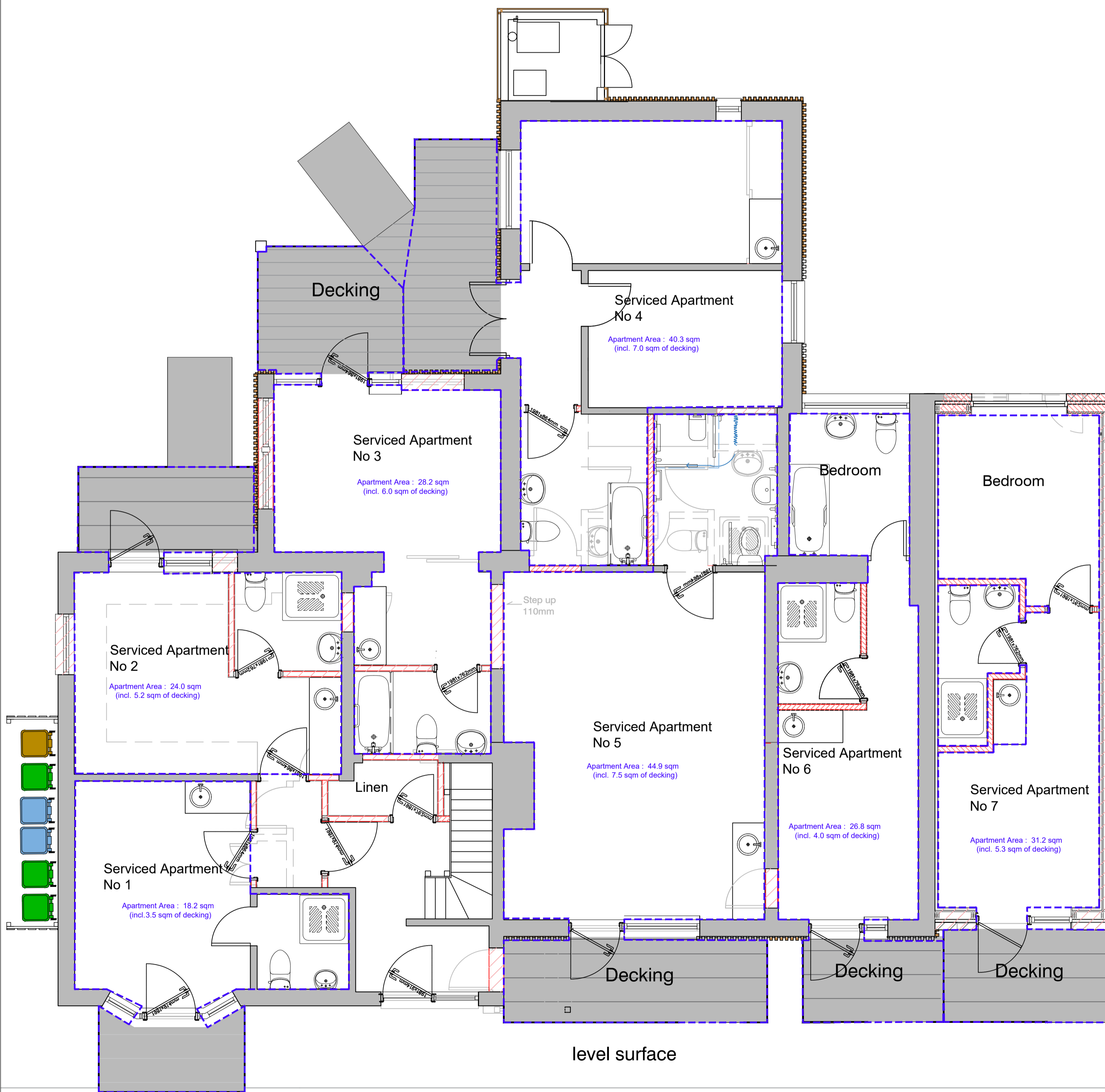
Sheet A1 Drawn by CL

Drawing No: 10208 / PL011 Rev A

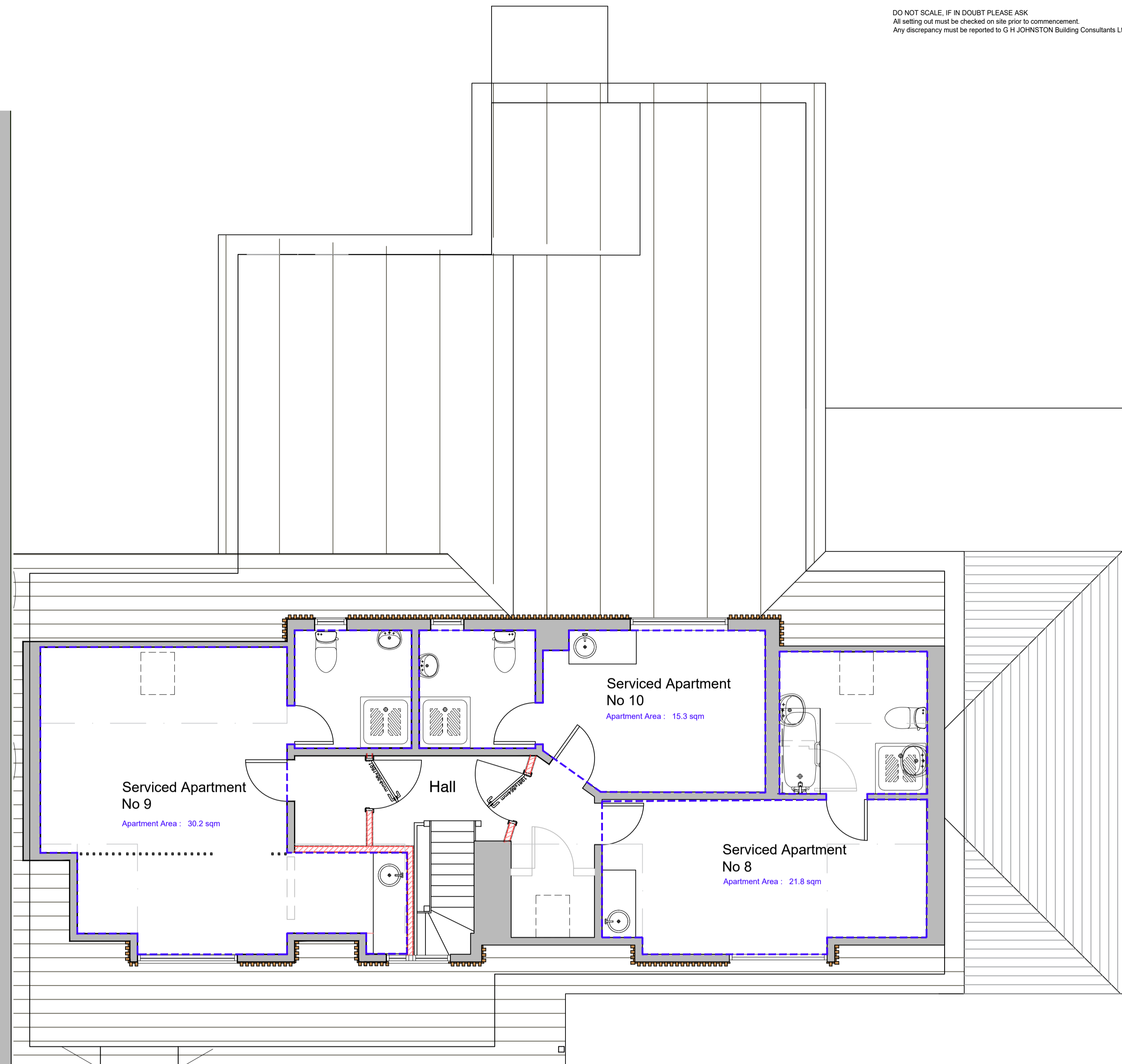
Please note :

Dimension sizes are approximate. Please do not measure, as survey undertaken are by others, we can not guarantee its accuracy

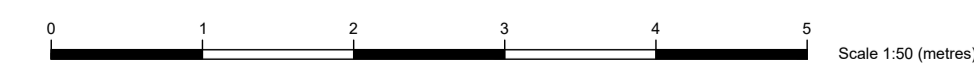
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



A	Adjustment to unit no 7	CL	23.06.23
Rev.	Description	Drawn	Date



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Project
**Alterations to Dunroamin
Craig Na Gower Avenue
Aviemore, PH22 1RW**

Drawing
**Floor Plans : Proposed with
Downtakings**

Status
Planning Submission

Scale 1:50 Date 11.11.22

Sheet A1 Drawn by CL

Drawing No: 10208 / PL012 Rev A