

Suggested Conditions

- 01.** The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interest of certainty and the proper planning of the area, and to comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

- 02.** The roof shall be finished using natural slate. A detailed specification of the type of slate to be used shall be submitted for the written approval of the planning authority.

Reason: To safeguard the amenity of the surrounding Conservation Area.

- 03.** The extension shall be constructed in materials to match the original house in both texture and colour.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

- 04.** Before any work on site is begun, samples of the proposed natural stone wall material to the front and side elevations to reproduce the colour, texture, coursing pattern, and block size of the existing building shall be submitted to and approved in writing by the Planning Authority, and therefore implemented in the agreed manner.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

- 05.** The material and colour of the windows of the extension shall match those of the original house.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

Advisory Notes

01. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site.

02. It is recommended that the applicant should consult with Building Services Operations and Safety (Development and Regeneration Services) as a Building Warrant may be required for the development.