

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 extensions 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.

03. The roof shall be finished in colour and materials to match the original house.

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

04. The occupiers shall have access to the front and rear of the property at all times.

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

05. No window openings additional to those shown on the approved drawings shall be formed without the prior written approval of the planning authority.

Reason: To protect the privacy of neighbouring residential properties.

06. Provision for new screening, to a minimum height of 1.8 metres, shall be made along the side boundaries with 54 and 58 Waukglen Drive and to the rear (southern) boundary with Waukglen Avenue should the existing screening device (ie fencing) be removed.

Reason: In order to safeguard residential amenity.

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.