

Suggested Conditions

Item 7

24th June 2025

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. External roof materials shall be slate. Samples shall be submitted to and approved by the planning authority in writing in respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

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

03. The side dormer shall feature predominantly glazed to maximize natural light while maintaining design harmony with the existing building.

Reason: To enhance natural light and ensure the dormers complement the building's character in line with dormer guidelines.