

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. Before any work on the site is begun, samples of the proposed finishing materials shall be submitted to and approved by the planning authority in writing with respect to 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 conservation area.

Reason: In order to protect the visual amenity of the surrounding area.

03. All finishing materials shall be as shown on the approved drawings.

Reason: In order to protect the visual amenity of the surrounding area.

04. Provision for new screening, to a minimum height of 1.8 metres, shall be made along the western boundary of the site should the existing screening device (ie the existing hedging) be removed.

Reason: In order to safeguard residential amenity.