

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

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

**03.** The ancillary outbuilding shall only be used as space incidental to the enjoyment of the host dwellinghouse and for no other purpose without the prior written approval of the Planning Authority. For the avoidance of doubt the building hereby approved shall not be let out separately (on a short or long-term basis) or used for commercial business purposes.

**Reason:** In order to safeguard residential amenity

### **Advisory Notes**

**01.** The owner should liaise with building standards to ensure compliance in the construction of the development.