

APPENDIX A – CONDITIONS AND REASONS RELATIVE TO APPLICATION NO. 22/01986/PPP, TO INCLUDE AN AMENDMENT TO CONDITION 4, VEHICULAR ACCESS, PARKING AND TURNING.

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 22/01986/PPP

Standard Time Limit Condition (as defined by Regulation)

Standard Condition on Soil Management During Construction

Additional Conditions

- A Road Opening Permit under the Roads (Scotland) Act 1984 must be obtained junction with the public road.
- The access shall be constructed and drained to ensure that no surface water is discharged onto the public road.

5. **PPP – Availability of Connection to Public Water Supply**

Pursuant to Condition 1 -

- ii) A statement addressing how the proposed development has been designed to be consistent with the six qualities of successful places, as defined within Policy 14 of NPF4;
- iii) Local vernacular design;
- iv) Maximum of one and three quarter storey in design;
- v) Rectangular footprint with traditional gable ends;
- vi) Symmetrically pitched roof angled between 35 and 42 degrees finished in natural slate or good quality artificial slate;
- vii) External walls finished in white wet dash roughcast, white smooth render, natural stone, timber cladding or a mixture of these finishes;
- viii) Details of finished ground floor levels relative to an identifiable fixed datum located outwith the application site, along with details of the existing and proposed site levels shown in the form of section drawings, contour plans, site level surveys, or a combination of these;
- ix) Windows with a vertical emphasis; and
- x) Details of an area within the application site for the placement of refuse/recycling bins.

Reason: To accord with Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended, and in order to integrate the proposed dwellinghouse with its

