

**Appendix 1.**

**Proposed Erection of House with Integral Garage and Air Source Heat Pump, Erection of General Purpose Shed and Creation of Access at Briarlea, Bigswell, Stenness (17/311/PP)**

**Grant subject to the following conditions:**

01. The junction of the access hereby approved with the public road shall be constructed to the Council's Roads Services standard drawing 'SD-03 Access Over Verge for Single Dwelling', attached to and forming part of this decision notice, including dimensions, road construction, any pipe required, and verge or footway. The access shall be constructed and completed wholly in accordance with these details prior to first occupation of the development hereby approved, and thereafter shall be retained in accordance with these details throughout the lifetime of the development, unless otherwise agreed in writing by the Planning Authority.

Any damage caused to the existing road infrastructure during construction of the development shall be repaired prior to first occupation of the development, to the satisfaction of the Planning Authority, in conjunction with Roads Services.

Reason: In the interests of road safety.

02. The shed hereby approved shall be used solely for purposes incidental to the enjoyment of the dwelling house, and for no other purpose or use.

Reason: In order to retain effective control of development within the application site so that it is carefully managed and does not result in over-development or an adverse impact on the amenity of the area.

03. Notwithstanding the provisions of Class 14 of Part 4 of Schedule 1 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no buildings or moveable structures required temporarily in connection with, or for the duration of construction of, the development shall be provided on the site unless full details of the buildings or structures are submitted to, and approved in writing by, the Planning Authority. Thereafter, within one month of completion of the development or first occupation of the dwelling house, whichever is sooner, all such buildings or moveable structures shall be removed from the application site.

Reason: In order to retain effective control of development within the application site to protect the visual amenity of the area during construction works.

04. All surface water drainage provision within the application site shall accord with the principles of Sustainable Drainage Systems (SuDS) and be designed to the standards outlined in Sewers for Scotland Second Edition, or any superseding guidance prevailing at the time.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SuDS, in order to protect the water environment.

05. Notwithstanding details included in submitted drawings, the roof of the house shall be finished using natural slate or a slate-effect tile to include the surface texture and relative dimensions, including thickness, of natural slate, and the walls of the house shall be finished with a wet dash harl finished in off-white.

Reason: To ensure that the development is sensitive to and compatible with its context and local architectural styles.

06. The external finishes of the shed shall be:

- Roof and upper walls – Profile sheet in dark grey.
- Doors – Timber stained to match window frames of the house.
- Masonry walls – Off-white wet dash render to match the house.

Reason: To ensure that the development is sensitive to and compatible with its context and local architectural styles.

07. No building or structure shall be constructed upon land raised above its original level.

Reason: To provide effective control of building heights in order to protect the landscape and amenity.

08. All landscaping works shall be carried out in accordance with the scheme and plans hereby approved. All planting, seeding/turfing as comprised in the approved scheme and plans shall be carried out in the first planting season following commencement of the development, unless otherwise stated in the approved scheme. Any trees or plants which, within a period of five years from completion of the development, die or are removed or damaged, shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that the approved landscaping works are properly undertaken.

09. Notwithstanding the provisions of Part 1 of Schedule 1 of The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, no external lighting shall be provided within the site unless full details of the lighting are submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved lighting shall be implemented.

Reason: In order to ensure that any lighting installed within the application site does not spill beyond the intended area, and does not impact adversely upon the amenity of adjacent properties.