

## **Appendix 1.**

### **Proposed Siting of House at Heimdal, St Ola (17/283/PIP)**

#### **Grant subject to the following conditions:**

01. No development shall commence until all of the matters specified below have been approved on application to the Planning Authority:

- A detailed layout of the site of the proposed development (including site levels as existing and proposed).
- The design and external appearance of the proposed development.
- Landscaping proposals for the site of the proposed development (including boundary treatments).
- Details of access and parking arrangements.
- Details of the proposed water supply and both surface water and foul drainage arrangements.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing.

02. Any details pursuant to Condition 1 above shall show a development featuring the following elements:

- Set parallel to the public road.
- A building line to compliment that of adjacent houses.
- Single storey or 1½ storeys in height.
- Predominantly rectangular in shape with traditional gable ends.

Reason: In order to respect the vernacular building traditions of the area and integrate the proposal into its landscape setting; in the interests of visual amenity.

03. Any details pursuant to Condition 1 above shall show an access to the development from the public road, to be constructed to the Council's Roads Services standard drawing 'SD-03 Typical 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.

04. Hours of construction work on site involving the use of machinery and powered tools, or any other operation, for example hammering, that would generate noise audible beyond the boundary of the site, shall only take place between the hours of 07:30 and 19:00 on Mondays to Fridays, 09:00 to 17:00 on Saturdays and not at all on Sundays or the Christmas or New Year Public Holidays, unless otherwise agreed, in writing, with the Planning Authority.

Reason: In the interest of residential amenity of the area and in order to reduce any possible nuisance arising to nearby residents during the construction of this development.