

PERTH AND KINROSS COUNCIL

Mr R Peedle
14 Middleton Park
Keltybridge
Kinross
KY4 0GZ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 20 October 2007

Town and Country Planning (Scotland) Acts.

Application Number **07/02068/FUL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to grant your application registered on 17th September 2007 for planning permission for Erection of a single dwellinghouse Nursery Cottage Little Dunkeld Dunkeld PH8 0AD subject to the undernoted conditions. One set of the relative plans, duly docquetted with reference to this approval, is returned herewith.

A-C

pp Development Quality Manager

Conditions Referred to Above

1. The development shall be begun within a period of five years from the date of this consent.
2. The proposed development must be carried out in accordance with the approved plans herewith, unless otherwise provided for by conditions imposed on the planning consent.
3. The existing boundary hedging shall be retained as detailed on the approved site plan all to the satisfaction of the Council as Planning Authority.
4. Prior to the commencement of any work on site, the applicant shall submit details of an enlarged chimney proportion, cast iron as opposed to timber gates and the design of rooflights with recessed flashing to be agreed in writing all to the satisfaction of the Council as Planning Authority.
5. The vehicular access shall be formed in accordance with specification Type A, Fig 5.5, access detail to the satisfaction of the Planning Authority.
6. The gradient of the access shall not exceed 3% for the first 3 metres measured back from the edge of the carriageway and the access shall be constructed so that no surface water is discharged to the public road.
7. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear to the satisfaction of the Council as Planning Authority.
8. Two parking spaces shall be provided and maintained to the satisfaction of the Council as Planning Authority.

Reasons for Conditions

1. In accordance with the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. To ensure that the development is carried out in accordance with the plans approved.
- 3-4. In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.
- 5-8. In the interests of pedestrian and traffic safety and in the interests of free traffic flow.

Notes

- 1 The applicant is advised that in terms of Sections 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.
- 2 No work shall be commenced until an application for building warrant has been submitted and approved.
- 3 Please consult the Street Naming and Numbering Officer, The Environment Service, Perth and Kinross Council, The Atrium, Glover Street, Perth regarding a new postal address.