

APPEAL DECISION (DPEA)
Appeal Reference
PPA-110-2375
Planning Reference
APP/2017/0875
Planning Proposal
Full Planning Permission for the erection of 5 dwelling houses and 4 flats (Affordable)
Summary of Decision
<p>The appointed Reporter allows the appeal and grants Full Planning Permission subject to conditions.</p> <p>The reporter considers that the proposed development represents a logical extension to the existing housing development at Garrol Place. It would 'infill' as space between the housing on Crichie Place to the north and Distillery Road to the south. She notes that the proposed layout maintains access to the allocated site OP1 through the extension of Garrol Place.</p> <p>Impact on character of the area (Policy P3)</p> <p>Given that the existing character of the area is defined by buildings of different heights and ages in plots of varying sizes, the proposed development which, comprises a mixture of bungalow and two-storey properties, would not appear out of place in that context and the proposed development would not result in an unacceptable increase in the density of development.</p> <p>Impact on residential amenity (Policy P3)</p> <p>The reporter does not consider that the proposal would have a significant adverse impact on the residential amenity. The level of overlooking would not be greater than commonly experienced within built up areas. The distance between the proposal and existing properties would be sufficient to avoid any significant overbearing and the proposals would not result in any significant overshadowing or loss of light. Although the site has been used as informal open space by local residents, the site is not allocated as open space and its use for this purpose has arisen as a result of the land being undeveloped, rather than by design.</p> <p>Impact on road safety (Policy RD1)</p> <p>In terms of the potential impact of the development on road safety (caused by increased vehicular movements arising from the proposal), the Reporter has reviewed the information provided with the application and notes that Infrastructure Services (Roads Development) is not opposed to the</p>

proposals. Therefore, based on that information, she is satisfied that the proposal is consistent with planning policy.
Policy Issues None.
Additional Points Developer Obligations have been paid in full and the planning permission was subsequently granted by DPEA.
Actions None
Note Decision Approve Full Planning Permission
Other None

Planning and Environmental Appeals Division

Appeal Decision Notice

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Decision by Sue Bell, a Reporter appointed by the Scottish Ministers

- Planning appeal reference: PPA-110-2375
- Site address: Land at Garrol Place, Fettercairn, Aberdeenshire
- Appeal by Langstane Housing Association Ltd against the decision by Aberdeenshire Council
- Application for planning permission APP/2017/0875 dated 4 April 2017 refused by notice dated 21 November 2018
- The development proposed: Erection of 5 Dwellinghouses and 4 flats (affordable) at Land at Garrol Place, Fettercairn, Aberdeenshire
- Application drawings: listed in schedule below
- Date of site visit by Reporter: 30 April 2019

Date of appeal decision: 11 December 2019

Decision

I allow the appeal and grant planning permission subject to the 5 conditions listed at the end of the decision notice. Attention is drawn to the 3 advisory notes at the end of the notice.

Reasoning

1. On 6 August 2019, I issued a Notice of Intention indicating that I was minded to allow the appeal and grant planning permission, subject to conditions and the signing and registering or recording of a planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997, or some suitable alternative arrangement to secure appropriate contributions towards healthcare facilities. A copy of my Notice of Intention to allow the appeal is attached as an appendix to this decision notice.
2. I received confirmation on 8 November 2019 that an agreement and payment was made and accepted under Section 69 of the Local Government (Scotland) Act 1973. Section 69 gives authorities the power to do anything conducive to or incidental to the carrying out of their functions. The agreement secured a financial contribution towards provision of healthcare facilities at Laurencekirk Medical Group. Accordingly, I am now in a position to formally determine the appeal. I therefore grant planning permission subject to the conditions listed below.

Sue Bell

Reporter



Conditions

1. No individual dwellinghouse hereby approved shall be erected unless an Energy Statement applicable to that dwellinghouse has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:

- Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy C1 of the Aberdeenshire Local Development Plan 2017. The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy C1 of the Aberdeenshire Local Development Plan 2017.

2. No dwellinghouse hereby approved shall be occupied unless the first 5m of its driveway (measured from the edge of the road or back of the footway), turning and parking areas (as shown on drawing reference A5168-P(00)002 and surfaced in hardstanding material) have been provided and surfaced in accordance with the details shown on the approved plans. In addition, the first 5m of the new access shall not exceed 1 in 20. Once provided, all parking and turning areas and driveways shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of the driveway to an adequate standard to prevent the carriage of loose driveway material on to the public road in the interests of road safety.

3. No works in connection with the development hereby approved shall commence unless the specification and colour of all the materials to be used in the external finish for the approved development have been submitted to and approved in writing by the planning authority. The development shall not be occupied unless the external finish has been applied in accordance with the approved details.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

4. Waste water from the proposed development shall be disposed of via the public sewer as indicated in the submitted application and shall not be disposed of via private means without the separate express grant of planning permission by the planning authority.

Reason: To ensure the long-term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

5. No dwellinghouse hereby approved shall be occupied unless the proposed foul and surface water drainage systems have been provided in accordance with the approved plans and the Drainage Statement by Cameron and Ross. The foul and surface water drainage

system[s] shall be permanently retained thereafter in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

Advisory notes

- 1. The length of the permission:** This planning permission will lapse on the expiration of a period of three years from the date of this decision notice, unless the development has been started within that period (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
- 2. Notice of the start of development:** The person carrying out the development must give advance notice in writing to the planning authority of the date when it is intended to start. Failure to do so is a breach of planning control. It could result in the planning authority taking enforcement action (See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
- 3. Notice of the completion of the development:** As soon as possible after it is finished, the person who completed the development must write to the planning authority to confirm the position (See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended)).

Schedule of application drawings

Location Plan Drawing No. A5168-P(00)001
Proposed Site Layout Drawing No. A5168-P(00)002 Version E
Proposed Street Elevation Drawing No. A5168-P(00)003 Version C
Swept Path Analysis Drawing No. 900 Revision 3
Roads Layout Drawing 901 Version No. 4
Drainage Layout Drawing No. 902 Version 2
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Design Statement May 2018 Rev B
House Type A Floor Plans Drawing No. A5168-P(00) 100 Version A
House Type A Elevations Drawing No. A5168-P(00)101 Version C
House Type C Floor Plans Drawing No. A5168-P(00)104 Version F
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House Type D Floor Plans Drawing No. A5168-P(00)106 Version A
House Type D Elevations Drawing No. A5168-P(00)107 Version B

Planning and Environmental Appeals Division

Appeal: Notice of Intention

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Notice of Intention by Sue Bell, a Reporter appointed by the Scottish Ministers

- Planning appeal reference: PPA-110-2375
- Site address: Land at Garrol Place, Fettercairn, Aberdeenshire
- Appeal by Langstane Housing Association Ltd against the decision by Aberdeenshire Council
- Application APP/2017/0875 for planning permission dated 4 April 2017 refused by notice dated 25 September 2018.
- The development proposed: 5 dwelling houses and 4 flats (affordable) at Garrol Place, Fettercairn, Aberdeenshire
- Application drawings: listed in schedule below
- Date of site visit by Reporter: 30 April 2019

Date of notice: 6 August 2019

Notice of Intention

For the reasons given below I am minded to allow the appeal and grant planning permission subject to the conditions listed below, following the signing and registering or recording of a planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997, covering the matters listed in paragraph 41.

Reasoning

1. I am required to determine this appeal in accordance with the development plan, unless material considerations indicate otherwise. The relevant development plan comprises the Aberdeen City and Shire Strategic Development Plan 2014 and the Aberdeenshire Local Development Plan 2017.
2. Having regard to the provisions of the development plan the main issues in this appeal are: acceptability of use of the land for affordable housing; whether the layout, scale, siting, design and density of the proposed development is consistent with the local character of its surroundings; the effects of the proposed development on neighbouring amenity (including overlooking and overshadowing); and issues related to infrastructure.

Acceptability of use of the land for housing

3. The appeal site occupies an area of open grassland, at the western end of Garrol Place. It lies within the settlement boundary of Fettercairn and is bordered to the north, east and south by housing developments. Whilst the western boundary of the appeal site is currently an open field, this is allocated for housing within the Aberdeenshire Local Development Plan (site OP1). The appeal site itself is not allocated for any specific purpose within the local development plan.



4. Policy P3 Infill and householder developments within settlements (including home and work proposals) of the local development plan provides support for development on unallocated sites within settlement boundaries, providing they respect the scale, density and character of the surroundings and will not erode the character or amenity of the surrounding area. There is also a requirement for applicants to demonstrate that there will be no significant interference with existing or proposed use of neighbouring sites, or the accessibility of future potential development areas.

5. The proposed development represents a logical extension of the existing housing development along Garrol Place. It would 'infill' a space between the housing on Crichtie Place to the north and Distillery Road to the South. I note that the arrangement of the proposed dwellings has been designed to maintain access to the allocated site OP1, through the extension of Garrol Place.

6. In relation to affordable housing, the appellant has referred to the priorities set out in the Aberdeenshire Local Housing Strategy 2018-2023 and the need for affordable housing within rural areas, particularly for one-bedroom homes. It has also provided details of anticipated demand for affordable housing in Fettercairn. I am satisfied that the proposal would exceed the requirements for affordable housing established by Policy H2 and would deliver affordable housing in a rural area.

7. Thus, subject to the scale and density of the proposals and their effect on the character and amenity of the surrounding area, I conclude that the principle of developing this site for affordable housing is acceptable and consistent with the requirements of Policy P3 and H2 of the local development plan.

Layout, scale, siting, design and density

8. As noted above, Policy P3 requires that proposed infill developments should respect the scale, density and character of the surroundings and that they should not erode the character or amenity of the surrounding area.

9. During my site inspection I observed that Garrol Place comprises a small cul-de-sac of properties comprising dwellings of different heights, styles and sizes. To the immediate east of the appeal site on the northern side of Garrol Place are bungalows, including a short terrace of bungalows. On the southern side of Garrol Place are bungalows and a two-storey semi-detached property. Whilst there are differences in the size of the plots occupied by each dwelling, all have some external amenity space.

10. To the north of the appeal site lies Crichtie Place. Those properties whose rear gardens adjoin the appeal site, are bungalows, whilst I saw several two-storey properties on the north side of Crichtie Place. The properties on the northern side of Distillery Road, whose rear gardens adjoin the southern edge of the appeal site, are longer-established and comprise mainly two-storey buildings. There are also two-storey properties on Dowrie Place, which leads to Garrol Place.

11. I therefore conclude that the character of the area is defined by buildings of different heights and ages, in plots of varying sizes, with gardens.

12. Based on my observations, the proposed dwellings, comprising a mixture of bungalows and two-storey properties, would not appear out of character with the existing setting. The proposed terrace of bungalows on the north side of Garrol Place would complement and balance the existing terrace of bungalows at the entrance to Garrol Place. The proposed two-storey block of flats and semi-detached houses to the south of Garrol Place would not be out of character with the other two-storey properties on Garrol Place

and Dowrie Place and other streets in the immediate vicinity. They would also not be out of place with the terrace of two-storey properties on Distillery Road. Each of the proposed buildings would have areas of external amenity space. I therefore do not agree with the council's view that the form of development is at odds with the local character and identity of Fettercairn.

13. Many of the properties in Garrol Place and surrounding streets are finished with harl, some of which has been painted. I also observed some brick finishes. The proposals do not include details of the materials and finishes of the buildings. However, I am content that the details of proposed finishes could be subject to a condition of any permission that were granted.

14. I have given careful consideration to the different views that have been expressed by the appellant, council and in representations, about the density of the proposed development and how this relates to the requirements of Policy P3 of the local development plan. I issued a procedure notice requesting the council and the appellant to provide their views on the density of the proposed development as set out in the representations, and how this relates to the average density of settlement within Fettercairn generally and within Aberdeenshire.

15. Based on all the information before me, I conclude that the local development plan does not provide a definition of density in terms of whether this should be expressed as persons per hectare or dwelling houses per hectare. Nor does it set empirical guidelines or targets for the level of density (however expressed) that is acceptable in certain situations. I have considered the estimates of persons per hectare supplied in representations, but find that these are unsatisfactory as they are based on unjustified assumptions about occupancy levels for the proposed dwellings and make comparisons with national data sets that are rather old, and make no comparisons with existing occupancy levels within the immediate area. I also consider that the estimates of dwelling houses per hectare provided by the appellant are of limited value as there are no meaningful targets against which to assess these. Whilst I note that the Aberdeen City and Shire Strategic Development Plan 2014 does provide target figures for density, expressed as dwelling houses per hectare, this only applies in the Strategic Growth Area and is not relevant to Fettercairn.

16. The appellant has also provided estimates of the existing and proposed average density plot ratio of properties within Garrol Place. Whilst these show that on average the proposed properties would occupy a slightly greater percentage of each plot than the existing properties, in the absence of any figures about the variation in individual plot density or guidance about acceptable ranges, it is difficult to make any meaningful interpretation of the figures.

17. I therefore agree with the council that in deciding whether or not an application respects the scale, density and character of its surroundings, it is necessary to consider each application on a case by case basis, taking account of the particular location and its context. In doing so, I accept that this relies on professional judgement rather than the application of empirical standards.

18. Whilst the flatted development does represent an increase in the number of people accommodated within a plot, I consider the design, scale and layout of the building which will accommodate the flats is consistent with the two-storey semi-detached properties in the vicinity of the proposed development. Likewise, I consider the overall number and arrangement of proposed dwellings is not inconsistent with existing arrangements. As such, I do not consider that it represents such a significant increase in the density of

development as to be unacceptable. I therefore conclude that that the proposed development is consistent with the requirements of Policy P3 of the local development plan in relation to respecting the scale, density and character of its surroundings.

19. I have also considered the six qualities of successful places set out in Policy P1 of the local development plan. Although the proposals would result in the loss of an area of green space, I do not find that this provides any particularly distinctive element to the streetscape and creates an unfinished appearance to the street. By contrast, I consider that the proposed design and layout of the proposed buildings and their associated landscaping is consistent with surrounding properties and would assist in providing a clearer definition to the end of the cul-de-sac. As I noted above, I find that the proposed layout is consistent with the mix of single-storey and two-storey properties in the immediate vicinity. I am therefore satisfied that the layout of the proposed properties would not detract from the sense of local identity.

20. I consider that the proposed building design is of a high quality and that the layout allows for safe passage on foot. The proposed development and associated landscaping would also provide definition in the streetscape in place of the existing featureless open space. I do not agree with the views of the council that the proposed development would have adverse effects on privacy, and expand on my reasons for that below. I therefore conclude that it would be both safe and pleasant and welcoming.

21. I note that the council does not dispute that the proposal meets the criteria of being adaptable to future needs and changing circumstances of occupants; or efficient in terms of resources; or well connected.

22. Taking all these points together, I therefore conclude that the proposals satisfy the requirements of Policy P1.

Effects on amenity of neighbouring properties

23. I have considered the effects of the proposals on the amenity of neighbouring properties, and in particular any effects through overlooking, overbearing or overshadowing.

24. I do not consider that there is the potential for overlooking of any property from the proposed bungalows to the north of Garrol Place. Nor do I consider that these would contribute to overbearing or overshadowing of any property.

25. As noted above, privacy is one of the qualities that contributes to an assessment of the safe and welcoming criterion for successful places. I accept that there is potential for some degree of mutual overlooking between the proposed semi-detached houses and flats on the south side of Garrol Place and the existing dwellings to the north of Distillery Road. The potential is likely to be greatest between the first-floor windows and into external amenity areas. However, given the distance between the windows, and the oblique angles, I do not consider that this would result in a degree of overlooking greater than is commonly experienced within built-up areas. Indeed, I observed that there is already the potential for overlooking between the properties on Distillery Road and the existing rear gardens of properties on Garrol Place. I therefore conclude that any loss of amenity would be within acceptable limits. I also conclude that the distance between the properties would be sufficient to avoid any significant overbearing.

26. The appellant has provided shadow drawings to illustrate the anticipated effects of the proposed development on overshadowing. Based on these drawings, and given that the proposed buildings lie to the north of properties on Distillery Road, I am satisfied that proposals would not result in significant overshadowing. Also, given the orientation of the

proposed buildings and distance between buildings, I do not consider that there would be a significant loss of light to any property.

Infrastructure

27. I have considered the concerns expressed within the representations about increased vehicle movements arising from the proposals and effects on pedestrian safety, particularly those people and children accessing the school. I have reviewed the street engineering review, quality audit, and road safety audit provided by the appellant and note the analysis of these documents carried out by the Infrastructure Services (Roads Development) team of the council. The Roads Development team is not opposed to the proposals. Based on this information, I am satisfied that the proposal is consistent with the requirements of Policy RD1 Providing suitable services of the local development plan. I deal with the issue of parking provision further as part of other matters, below.

28. I have also considered the drainage statement supplied with the application, and the council's assessment of this. I am satisfied that this complies with the requirements of policy RD1.

29. Policy C1 Using resources in buildings aims to reduce carbon dioxide emissions from new buildings. The proposal does not include any information about how the proposal would accord with the most up-to-date energy efficient standards. Nevertheless, I am content that this could be controlled through conditions to any permission that were granted.

30. The report to Kincardine & Mearns Area Committee indicates that a financial contribution towards an extension to create additional capacity at the Laurencekirk Medical Group would be required.

31. Policy RD2 Developer Contributions sets out the items for which the council will ask for financial or other contributions and the circumstances under which they will request these. I note that the requirement for contributions towards healthcare provision is identified for new housing development in Fettercairn within the local development plan.

32. In response to my procedure notice, the council provided further supporting information to justify the reasons for the proposed Developer Obligation against the tests set out in Circular 03/2012 Planning Obligations and Good Neighbour Agreements. Based on the information supplied, I am satisfied that the proposed contribution towards the health centre would meet these tests and that it could not be better secured by way of a planning condition.

Other matters

33. The appellant has referred to the aspirations to support vibrant rural communities and facilitate the delivery of affordable rural housing that are contained within National Planning Framework 3. Reference has also been made to paragraph 75 in Scottish Planning Policy 2014, which encourages rural development that supports prosperous and sustainable communities. Whilst these provide useful policy context, implementation of these principles is captured within the more detailed policies of the local development plan, which I have considered above.

34. In response to my request for further clarification, the council has confirmed that the Education Service submitted a revised consultation response indicating that there was no objection to the application. Consequently, I am satisfied that there is capacity to accommodate expected pupil numbers at both the primary school and Mearns Academy.

35. A number of representations have raised concerns about the loss of the area of open, green space, which is used as an informal play area and the loss of access to the rear of their properties. However, I note that the land is not allocated as open space and its use for this purpose is an informal arrangement that has arisen as a result of the land being undeveloped, rather than by design. In relation to concerns about the loss of access to rear gardens from this land, I agree with the council that this would be a private civil matter.

36. I have given careful consideration of the provision made for parking within the scheme, particularly in light of concerns raised in representations about displacement of parking, pedestrian safety and access by emergency vehicles. As it appeared to me that the most recent consultation response from the Roads Department (21st August 2018) was based on an assumption of 2 No. 2-bedroom bungalows, rather than the 3 No. 2-bedroom bungalows proposed, I sought clarification from the authority on the level of parking required to meet current standards.

37. In its response, the council has clarified how it has determined the number of parking spaces required, referring to earlier standards that accounted for affordable housing and more recent standards, which do not. The council has confirmed that it considers the provision of 16 spaces as set out on the final site layout plan to be acceptable and in keeping with the council's standards. Whilst I note the concerns raised by residents, I can see no reason to disagree with the council's conclusions that the proposed provision of parking would be acceptable.

38. I note that the council's Roads Department is content with the findings of the Street Engineering Review and Quality Audit, which included a swept path analysis for emergency and refuse vehicles. I am therefore satisfied that there the proposed road layout is acceptable.

39. The appellant has referred to its receipt of funding through the 2019/20 Strategic Housing Investment Plan (SHIP). Whilst I find that this is indicative of the nature of housing proposed, it has not influenced my consideration of whether or not the proposal meets the requirements of the local development plan.

Conclusions

40. I therefore conclude, for the reasons set out above, that the proposed development accords overall with the relevant provisions of the development plan, subject to an agreement with respect to a contribution towards provision of healthcare and the imposition of conditions covering, amongst other things, materials and energy efficiency. I do not consider that there are any material considerations which would still justify refusing to grant planning permission. I have considered all the other matters raised, but there are none which would lead me to alter my conclusions.

41. Before granting planning permission, I therefore conclude that a planning obligation should be completed in order to secure appropriate contributions towards healthcare facilities. I will accordingly defer determination of this appeal for a period of up to 12 weeks to enable the relevant planning obligation (either an agreement with the planning authority or a unilateral obligation by the appellant under section 75 of the Town and Country Planning (Scotland) Act 1997 or some suitable alternative arrangement as may be agreed by the parties) to be completed and registered or recorded, as the case may be. If, by the end of the 12-week period, a copy of the relevant obligation with evidence of registration or recording has not been submitted to this office, I will consider whether planning permission should be refused or granted without a planning obligation.

42. I am content with the list of proposed conditions supplied by the planning authority, and consider that these deal with the relevant issues. Therefore, the conditions which I am minded to attach to the planning permission, should it be granted, are shown below.

Sue Bell
Reporter

Conditions

1. No individual dwelling house hereby approved shall be erected unless an Energy Statement applicable to that dwelling house has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:

- Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy C1 of the Aberdeenshire Local Development Plan 2017. The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy C1 of the Aberdeenshire Local Development Plan 2017.

2. No dwelling house hereby approved shall be occupied unless the first 5m of its driveway (measured from the edge of the road or back of the footway), turning and parking areas (as shown on drawing reference A5168-P(00)002 and surfaced in hardstanding material) have been provided and surfaced in accordance with the details shown on the approved plans. In addition, the first 5m of the new access shall not exceed 1 in 20. Once provided, all parking and turning areas and driveways shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of the driveway to an adequate standard to prevent the carriage of loose driveway material on to the public road in the interests of road safety.

3. No works in connection with the development hereby approved shall commence unless the specification and colour of all the materials to be used in the external finish for the approved development have been submitted to and approved in writing by the planning authority. The development shall not be occupied unless the external finish has been applied in accordance with the approved details.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

4. Waste water from the proposed development shall be disposed of via the public sewer as indicated in the submitted application and shall not be disposed of via private means without the separate express grant of planning permission by the planning authority.

Reason: To ensure the long-term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

5. No dwelling house hereby approved shall be occupied unless the proposed foul and surface water drainage systems have been provided in accordance with the approved plans and the Drainage Statement by Cameron and Ross. The foul and surface water drainage system[s] shall be permanently retained thereafter in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

Advisory notes

- 1. The length of the permission:** This planning permission will lapse on the expiration of a period of three years from the date of this decision notice, unless the development has been started within that period (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
- 2. Notice of the start of development:** The person carrying out the development must give advance notice in writing to the planning authority of the date when it is intended to start. Failure to do so is a breach of planning control. It could result in the planning authority taking enforcement action (See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
- 3. Notice of the completion of the development:** As soon as possible after it is finished, the person who completed the development must write to the planning authority to confirm the position (See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended)).

Schedule of application drawings

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