

07/02629/FUL
6th February 2008

Alter and extend dwellinghouse to provide granny accommodation at 60 Pinewood Road Mosstodloch Fochabers Moray IV32 7JU for Mr George Fleming

Comments:

- MEMBERS WILL HAVE VISITED THE SITE.
- Competent written objections have been received from more than 5 separate households or other premises.
- Not advertised.

Procedure:

- None.

Recommendation: Permit - Subject To The Following:-

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.
2. Unless otherwise agreed with the Council, as Planning Authority, the development hereby approved shall be carried out strictly in accordance with the approved plans and conditions.
3. No water shall be permitted to drain or loose material carried onto the public footpath/carriageway.
4. Drop kerbs shall be provided across the widened access to The Moray Council Roads Service specification. A road-opening permit must be obtained from The Moray Council Direct Services before carrying out this work.
5. Three private parking spaces shall be provided.
6. That the development hereby approved will be for alterations and extension to the property and not for granny accommodation.

Reasons:

1. The time limit condition is imposed in order to comply with the requirements of Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. In order to ensure that there are no unauthorised departures from the approved plans which could adversely affect the development or character and amenity of the surrounding properties and area.
3. In the interests of road safety.

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6. For clarification and the avoidance of doubt.

List of Informatives:

THE BUILDING STANDARDS MANAGER, has commented that:-

It is noted that an Application for a Building Warrant has been received in respect of these proposals.

THE DEVELOPMENT CONTROL MANAGER, DEVELOPMENT SERVICES, has commented that:-

During construction work the applicant and/or the developer should remain vigilant for signs of bats, if they come across any bats or any signs of bats, all work in that area must cease immediately and Scottish Natural Heritage must be contacted for further advice.

It should be noted that as bats are a European Protected Species, as listed in the Conservation (Natural Habitats &c.) Regulations 1994 it is illegal to:

- Deliberately kill, injure, disturb or capture/take European Protected Species of animal
- Damage or destroy the breeding sites or resting places of such animals.

Furthermore, where it is proposed to carry out works that will affect a European Protected Species or their shelter/breeding places, whether or not they are present, a licence is required from the appropriate licensing authority.

SCOTTISH NATURAL HERITAGE has commented that:-

The applicant is reminded that all wild birds, their nests and their eggs are protected by law under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) and that it is their responsibility to develop the site in accordance with all wildlife legislation and that works should be timed carefully to avoid the times of year when wild birds are likely to be nesting, i.e. the breeding season.

SCOTTISH WATER has commented that:-

Prior to commencement of development the applicant should contact Scottish water on 0845 601 8855 to confirm if any of their infrastructure is affected by the development. The granting of this planning consent does not guarantee the connection to any public utility.

It is the applicants responsibility to obtain the necessary approvals in this regard.