

Heldon And Laich WARD 05_07

09/02128/APP

13th November 2009

Alter and extend dwellinghouse with new boundary timber fence at Westland, Stotfield Road, Lossiemouth, Moray, IV31 6QP for Mr And Mrs Keith Parker

Comments:

- Referred to Committee since the proposal is an amendment of a previous application considered by the Committee.

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 3 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. Prior to work commencing on site the applicant shall complete the attached notification of initiation of development and submit it to the local planning authority.
4. Upon completion of the development or as soon as practicable after doing so the attached notification of completion of development shall be completed and submitted to the local planning authority.
5. The extension hereby approved shall only be used for purposes in conjunction with and ancillary to the use of Westland as a single dwellinghouse.
6. Three private parking space(s) shall be provided at all times.

Reasons:

1. The time limit condition is imposed in order to comply with the requirements of Section 58(i) of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006.
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. To ensure that the planning authority is aware that development is about to commence and any suspensive conditions can be followed up.

4. To ensure that the planning authority is aware that the development is complete and is able to follow up any conditions.
5. For the avoidance of doubt.
6. In the interests of road safety.

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 TRANSPORTATION MANAGER, DIRECT SERVICES, ACADEMY STREET, ELGIN has commented that: -

The applicant shall ensure that their operations do not adversely affect any Public Utilities which should be contacted prior to commencement of operations.