



# Cavers & Co.

Solicitors & Estate Agents

Tel: 01557 331217 [www.caversandco.com](http://www.caversandco.com)

## **2 x BUILDING PLOTS, ROSEBERRY TERRACE, GATEHOUSE OF FLEET, DG7 2JL**

**Offers Over £120,000 for the whole site  
or £65,000 per plot individually**



A rare opportunity to acquire a good sized building plot, with the benefit of planning consent for the development of two dwellinghouses, situated in the centre of the popular town of Gatehouse of Fleet.

Plot Measures – 60 m<sup>2</sup> (0.014 acres) or thereby

Gatehouse of Fleet is a charming town set within the Fleet Valley National Scenic Area and is surrounded by hills and forests and is only a short distance from the Solway coast shoreline. There are several high quality hotels and local shops and the town has its own doctor's surgery and primary school. Central to Gatehouse is the leafy Garries Park, where there are numerous walks and a children's play area. For those who enjoy outdoor pursuits there is a cricket club, bowling club, football club, tennis court and golf course with outstanding views of the surrounding area. Right in the heart of Dumfries & Galloway Gatehouse is a quiet town with a strong sense of community and is situated to make the most of all the region has to offer.





Economy and Resources  
Steve Rogers  
Head of Economy and Development



---

## GRANT OF PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997  
Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013  
Application for Planning Permission

To:

Andrew Clark  
Robert Potter and Partners LLP  
49 Newall Terrace  
Dumfries  
DG1 1LN

Dumfries & Galloway Council, having considered the application dated 10 August 2022 reference 22/1484/FUL, hereby grants Planning Permission

for:

**PROPOSAL:** ERECTION OF 2 DWELLINGHOUSES AND 1.8 METRE HIGH  
TIMBER BOUNDARY FENCE AND INSTALLATION OF AIR  
SOURCE HEAT PUMPS  
**LOCATION:** 6-8 Roseberry Terrace, Birtwhistle Street, Gatehouse Of Fleet,  
DG7 2JL

in accordance with the details and plans accompanying the application.  
This approval is also subject to compliance with the conditions below, which may  
override details shown on the approved plans. Reasons for these conditions are  
also listed below.

**Condition(s):**

01. That the development hereby granted planning permission must be begun within three years of the date of this permission
02. That neither of the dwellinghouses hereby granted planning permission shall be occupied unless the off-street car parking / turning areas shown on the approved drawings have been formed in complete accordance with the

said drawings or such other drawings as may be approved in writing for the purpose by the planning authority. Thereafter, the said parking / turning areas shall be kept clear from obstruction and shall be retained only for that purpose for the lifetime of the development.

03. That no development in respect of this planning permission nor any works to trees within the application site shall take place unless a scheme identifying any tree removal or works to existing trees to facilitate the development hereby granted planning permission has been submitted to and approved in writing by the planning authority. Thereafter, all unaffected trees within the site shall be retained for the lifetime of the development, unless otherwise agreed in writing with the Council as planning authority.
04. That, the final colour of the paint to the brickwork of the external walls shall be white or cream/off white unless otherwise approved in writing by the planning authority. The dwellinghouses hereby granted planning permission shall not be occupied unless the walls have been finished in white, cream/off white or other colour as has been so approved.

**Reason(s):**

01. In order to define the duration of the planning permission, in accordance with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of the Planning (Scotland) Act 2019.
02. In the interests of road safety.
03. In the interests of visual amenity.
04. In the interests of visual amenity.

**It must be understood that this document does not imply or comprise any permission, consent or approval necessary for the legitimate undertaking of this proposal under any other legislation.**

**Signed:** *STEVE ROGERS*

**Dated:** 10 November 2022

**Steve Rogers  
Head of Economy and Development  
on behalf of the Council**

**22/1484/FUL  
(BW Ref. )**

**REASON FOR DECISION:**

It is considered that the proposal is in accordance with the provisions of the development plan and that there were no material considerations of sufficient weight in

this case to justify making a decision otherwise. Consequently, under Section 25 of the Town and Country Planning (Scotland) Act 1997, the application was approved subject to

the condition(s) listed above. [NB - Full details of the assessment of this proposal and the resultant decision can be found in the Statutory Report on Handling relative to this case, a copy of which is

published on the Council's website at [www.dumgal.gov.uk/planning](http://www.dumgal.gov.uk/planning).]

**Hierarchy Type:** Local  
**Decision Level:** Delegated

**Relevant Drawing Numbers:**

<b>Plan Type</b>	<b>Reference</b>	<b>Version No</b>	<b>Received Date</b>
Other	Ecodan Split Air Source Heat Pump Specification		10.08.2022
Block and Location Plan	and Proposed Elevations and Floor Plans - 07	Rev C	16.08.2022
Drawing - Other	Window & Door Details - 08	Rev A	16.08.2022

**APPENDIX:**

**22/1484/FUL**

**This appendix constitutes advice only. However, you should take careful note of the content of the comments below as it may affect the proposals.**

**Where applicable, copies of the relevant application forms are enclosed.**

**1. Please note that there is now a formal requirement for the developer to notify the Council as planning authority of Initiation of Development and Completion of Development. The relevant forms are enclosed for your use. Additional forms can be collected from planning offices or downloaded from [www.dumgal.gov.uk/planning](http://www.dumgal.gov.uk/planning).**

**2. The developer must contact the Team Leader (Roads Maintenance & Network Co-ordination) at the Roads Network Team prior to the commencement of works on site for information and specification details on:-**

- 1. Road Opening Permit**
- 2. -----**

**3. The Road Network Team can be contacted at EEI, Cargen Tower, Garroch Business Centre, Dumfries, DG2 8PN (Tel: 01387 271100)**

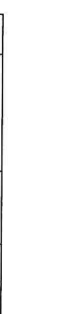
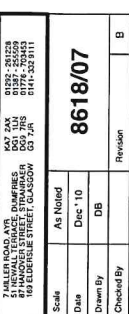
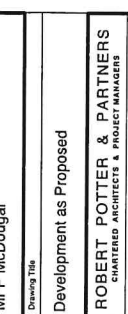
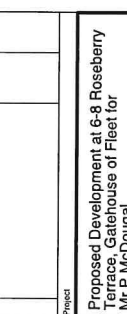
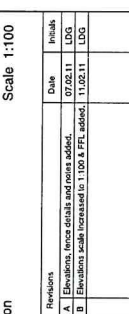
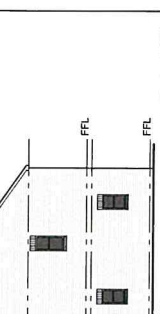
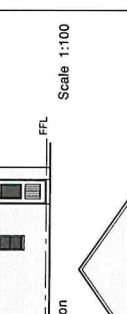
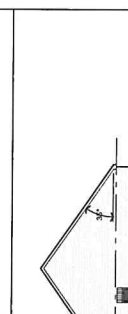
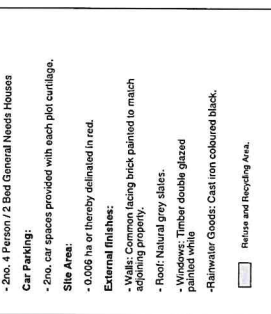
**4. Please note the comments in the response from the Council Roads Planning Team Leader, a copy of which can be viewed on the Council website: [www.dumgal.gov.uk](http://www.dumgal.gov.uk). The advice is summarised as follows:**

**(a) That neither of the dwellinghouses shall be occupied unless its respective access has been trapped and drained to an outfall or soakaway so as to prevent any surface water flowing onto the public road or into the site from the public road;**

**(b) That any vehicular access gate shall be not less than 1.5 metres behind the road boundary with 45 degree splays from the gate posts, or that any wall, fence or hedge bounding the site shall be not more than 1 metre in height (as measured from the adjoining road level) for a distance of 1.5 metres on both sides of the access. Any gates shall open into the site only.**

Notes  
 Copyright Robert Potter & Partners LLP 2010  
 All dimensions, including figured dimensions, to be checked on site prior to commencing any work.  
 The contractor shall be responsible for obtaining all necessary approvals from the relevant authorities.  
 The contractor shall be responsible for obtaining all necessary approvals from the relevant authorities.  
 The contractor shall be responsible for obtaining all necessary approvals from the relevant authorities.

Schedule of Accommodation:  
 - 2no. 4 Person / 2 Bed General Needs Houses  
 Car Parking:  
 - 2no. car spaces provided with each plot curtilage.  
 Site Area:  
 - 0.005 ha or thereby delineated in red.  
 External finishes:  
 - Walls: Concrete facing brick painted to match adjoining property.  
 - Roof: Natural grey slates.  
 - Windows: Timber double glazed painted white.  
 - Rainwater Goods: Cast iron coloured black.  
 - Refuse and Recycling Area.



Revision	Date	Initials
A	07/05/11	LDG
B	13/05/11	LDG

Project  
 Proposed Development at 68 Roseberry Terrace, Gatehouse of Fleet for Mr P McDougall

Drawing Title  
 Development as Proposed

ROBERT POTTER & PARTNERS  
 CHARTERED ARCHITECTS & PROJECT MANAGERS  
 151 WILKINS ROAD, GATEHOUSE OF FLEET, ARGENTINE, NORTH ABERDEENSHIRE, DD10 9JL  
 01892 262228  
 01892 262229  
 01892 262230  
 01892 262231  
 01892 262232  
 01892 262233  
 01892 262234  
 01892 262235  
 01892 262236  
 01892 262237  
 01892 262238  
 01892 262239  
 01892 262240

Scale  
 As Noted

Date  
 Dec 10

Drawn By  
 DB

Checked By  
 B

Revision  
 8618/07

Scale  
 As Noted

Date  
 Dec 10

Drawn By  
 DB

Checked By  
 B

Revision  
 8618/07

Scale  
 As Noted

Date  
 Dec 10

Drawn By  
 DB

Checked By  
 B

Revision  
 8618/07

Scale  
 As Noted

Date  
 Dec 10

Drawn By  
 DB

Checked By  
 B

Revision  
 8618/07

Scale  
 As Noted

Date  
 Dec 10

