

Your Ref:  
Our Ref: 23/1606/FUL  
Date: 1 March 2024

**Dumfries & Galloway Council**  
**Economy and Resources**  
Development Management  
Militia House  
English Street  
Dumfries  
DG1 2HR

Allan Alexander MCIAT  
14 The Green  
Eastriggs  
Annan  
DG12 6NH

Any enquiries please contact  
**Case Officer:** Joshua Scott  
**Direct Line:**  
**Mobile:** 01387 260199  
**Email:** [planning@dumgal.gov.uk](mailto:planning@dumgal.gov.uk)  
**Website:** [www.dumgal.gov.uk/planning](http://www.dumgal.gov.uk/planning)

**Town and Country Planning (Scotland) Act 1997**  
**Town and Country Planning (Development Management Procedure) (Scotland)**  
**Regulations 2013**

**Application for Planning Permission**

**PROPOSAL:** ERECTION OF DWELLINGHOUSE  
**LOCATION:** Land Adjacent To No. 4 St Ninians Place, Portpatrick, DG9 8JP

Dear Sir/Madam

I have pleasure in enclosing formal notice of approval.

Please take careful note of the terms of any conditions attached to this permission and especially the need to comply with any suspensive conditions before either commencing work and / or occupying the development. Failure to comply with such conditions may invalidate your permission. In addition to any conditions, please note the advice given in the Appendix which may be attached to the approval. This may include a requirement to formally notify the Council as planning authority of initiation and completion of development. The relevant Notice forms and guidance notes will be enclosed where appropriate.

It should also be noted that before works commence, where applicable, all necessary consents should be obtained under the Building (Scotland) Act 2003. If you require any further information in this respect, please contact the relevant Building Standards Surveyor.

If you wish to submit further information in relation to this application, including information to discharge conditions or non material variations (NMV) please submit any documents or plans online via eplanning (<https://www.eplanning.scot/ePlanningClient/>) using the post submission additional document form (PSAD). Documents should be submitted in a PDF format.

Yours sincerely,

*Steve Rogers*

Steve Rogers  
Head of Economy and Development

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:

Allan Alexander MCIAT  
14 The Green  
Eastriggs  
Annan  
DG12 6NH

Dumfries & Galloway Council, having considered the application dated 31 July 2023 reference 23/1606/FUL, hereby **grants Planning Permission**

for:

**PROPOSAL: ERECTION OF DWELLINGHOUSE**  
**LOCATION: Land Adjacent To No. 4 St Ninians Place, Portpatrick, DG9 8JP**

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, notwithstanding the details shown on the approved drawings, no permission is hereby granted for the external finishes for the proposed dwellinghouse. No

development in respect of this planning permission shall take place unless details of the precise external finishes proposed have been submitted to and approved in writing by the planning authority. The dwellinghouse hereby granted planning permission shall not be occupied unless it has been finished in such external finishes as have been so approved.

03. That, notwithstanding the details shown on the approved drawings, no permission is hereby granted for the roofing material for the proposed dwellinghouse. The roof shall be clad in either natural slate or artificial slate. No development in respect of this planning permission shall take place unless details of the precise material proposed have been submitted to and approved in writing by the planning authority. The dwellinghouse hereby granted planning permission shall not be occupied unless the roof has been clad in such material as has been so approved.
04. That, the sandstone coping stones on the retaining wall along the street frontage of the site shall be retained and made good where necessary to the satisfaction of the Council as planning authority for the lifetime of the development.

**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. To ensure sympathetic and satisfactory appearance in the Portpatrick Conservation Area.
03. To ensure sympathetic and satisfactory appearance in the Portpatrick Conservation Area.
04. In the interest of visual amenity and to ensure preservation of the character of the Portpatrick Conservation Area and its heritage assets.

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: 1 March 2024

Steve Rogers  
Head of Economy and Development

on behalf of the Council

23/1606/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> |
|-------------------------|------------------|-------------------|----------------------|
| Block and Location Plan | 427-01           |                   | 31.07.2023           |
| Block and Location Plan | 427-02           |                   | 31.07.2023           |
| Proposed Elevations     | 427-004          | Rev. B            | 04.08.2023           |
| Proposed Floor Plans    | 427-03           | Rev. A            | 04.08.2023           |

**APPENDIX:**

23/1606/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. Please note the comments in the letter from Scottish Water, a copy of which is available to view online on the council website [www.dumgal.gov.uk](http://www.dumgal.gov.uk)
3. If during development works any contamination of the land is encountered or suspected then the developer must contact the Local Planning Authority as soon as possible and any action should be agreed in writing by the Local Planning Authority regarding moving forward with development and resolving potential issues in this regard.