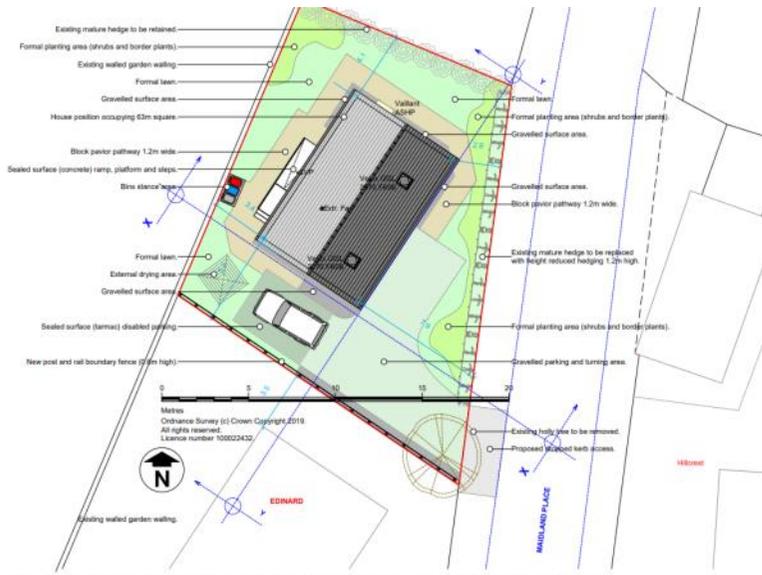




www.gapinthemarket.com

**BUILDING PLOT
MAIDLAND PLACE
WIGTOWN**



ETAIL BLOCK PLAN, ROOF PLAN, LANDSCAPING PLAN AND PROPOSED BOUNDARY TREATMENTS SCALE 1:100.

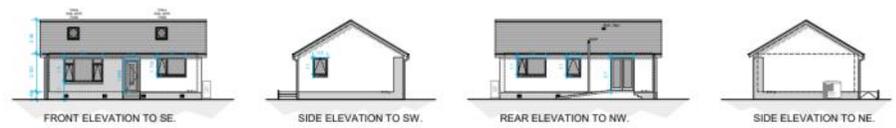
These plans have been prepared only for Planning Permission in Principle application and are not working drawings. Do not scale from drawing. Due to the nature of the construction of the building, dimensions are approximate and are to be checked by contractor prior to commencement of the works and any discrepancies referred for clarification.

Mr & Mrs S. Costley,
Edinard, 1 Maidland Place,
Wigtown, DG8 9EU.

PLANNING PERMISSION FOR THE ERECTION OF 1No DWELLINGHOUSE INCLUDING FORMATION OF ACCESS & INSTALLATION OF AIR SOURCE HEAT PUMP UNIT ADJACENT TO "EDINARD", 1 MAIDLAND PLACE, WIGTOWN.

PROJECT REFERENCE: SAC 2103
DRAWING No: 4 VERSION: 8 DATE: 15/06/2021
List of amendments from previous version:

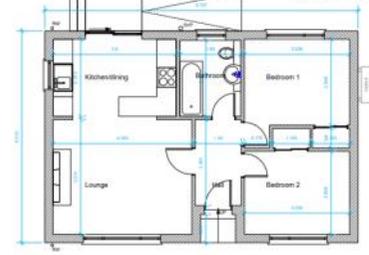
STAGE	DRAFT	<input checked="" type="checkbox"/>	BUILD WARRANT	<input type="checkbox"/>
	DETAILED	<input checked="" type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
	PLANNING	<input checked="" type="checkbox"/>	COMPLETION	<input type="checkbox"/>



PROPOSED ELEVATIONS SCALE 1:100.



TYPICAL SECTION SCALE 1:100.



PROPOSED GROUND FLOOR PLAN SCALE 1:50.

New walling and underlayment finished with light grey facing brick and smooth fresh cement render white finish.

UPVC windows and sliding patio and front door finished Anthracite grey colour.

Value GGL windows to roof openings with black/brick grey finishes and flashing throughout.

Black pre-cast concrete interlocking ridge pieces throughout on Malarkey Duo Modern waterproofing PC roof tiles with grey verge boards, grey verge boards, soffits boards and gutter boards.

Black finish UPVC half round guttering and round downpipes.

Cills to prevent concrete slip cills within rendered block walling brickwork walling integral UPVC cills to windows to be anthracite grey finish.

Hard landscaping comprising patio areas to front and pathways to rear to be natural stone or concrete slabs of choice chosen and to include also beams to external doors.

Black UPVC soil vent pipes with flashings to suit natural slate.

Soffit overhang with 22mm UPVC soffit and fascia board to match windows and doors (anthracite grey).

Valmet anti-REM SKV ASHP installation on north gable wall.



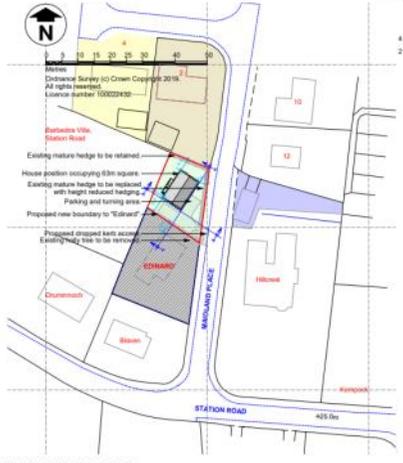
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PLANNING PERMISSION FOR THE ERECTION OF 1No DWELLINGHOUSE INCLUDING FORMATION OF ACCESS & INSTALLATION OF AIR SOURCE HEAT PUMP UNIT ADJACENT TO "EDINARD", 1 MAIDLAND PLACE, WIGTOWN.

PROJECT REFERENCE: SAC 2103
DRAWING No: 3 VERSION: 8 DATE: 15/06/2021
List of amendments from previous version:

STAGE	DRAFT	<input checked="" type="checkbox"/>	BUILD WARRANT	<input type="checkbox"/>
	DETAILED	<input checked="" type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
	PLANNING	<input checked="" type="checkbox"/>	COMPLETION	<input type="checkbox"/>



BLOCK PLAN SCALE 1:1,500.

COLOUR	AREA (sq metres)	HOUSE/GARAGE (sq metres)	% AREA OCCUPIED
4 Maidland Place	623	138	28.4
2 Maidland Place	754	144	25.8
Proposed site	321	63	19.6
Edinard	389	144	24.4
All Hibound	392	66	24.1



LOCATION SCALE 1:1,250.

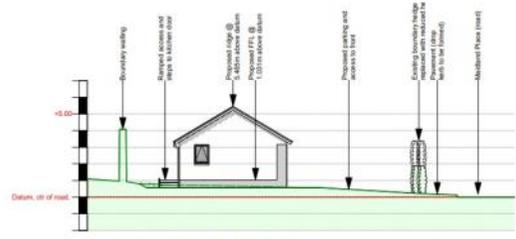
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Wigtown, DG8 9EU.

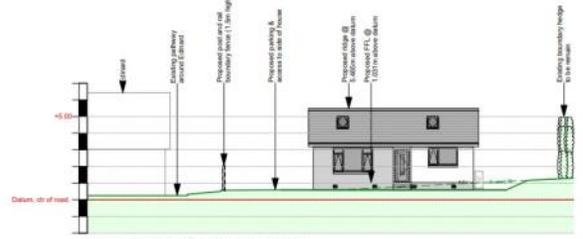
PLANNING PERMISSION FOR THE ERECTION OF 1No DWELLINGHOUSE INCLUDING FORMATION OF ACCESS & INSTALLATION OF AIR SOURCE HEAT PUMP UNIT ADJACENT TO "EDINARD", 1 MAIDLAND PLACE, WIGTOWN.

PROJECT REFERENCE: SAC 2103
DRAWING No: 1 VERSION: 7 DATE: 06/04/2021
List of amendments from previous version:

STAGE	DRAFT	<input checked="" type="checkbox"/>	BUILD WARRANT	<input type="checkbox"/>
	DETAILED	<input checked="" type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
	PLANNING	<input checked="" type="checkbox"/>	COMPLETION	<input type="checkbox"/>



SITE SECTION THROUGH XX SCALE 1:100.



SITE SECTION THROUGH YY SCALE 1:100.

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Mr & Mrs S. Costley,
Edinard, 1 Maidland Place,
Wigtown, DG8 9EU.

PLANNING PERMISSION FOR THE ERECTION OF 1No DWELLINGHOUSE INCLUDING FORMATION OF ACCESS & INSTALLATION OF AIR SOURCE HEAT PUMP UNIT ADJACENT TO "EDINARD", 1 MAIDLAND PLACE, WIGTOWN.

PROJECT REFERENCE: SAC 2103
DRAWING No: 2 VERSION: 8 DATE: 15/06/2021
List of amendments from previous version:

STAGE	DRAFT	<input checked="" type="checkbox"/>	BUILD WARRANT	<input type="checkbox"/>
	DETAILED	<input checked="" type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
	PLANNING	<input checked="" type="checkbox"/>	COMPLETION	<input type="checkbox"/>

Dumfries and Galloway Local Review Body

Dumfries and Galloway Local Review Body Reference 15/2021

Review Decision Notice

Decision by Dumfries and Galloway Local Review Body (the DGLRB)

- Site address: **EDINARD, 1 MAIDLAND PLACE, WIGTOWN**
- Application for review by: A Paterson, Low Clone, Port William, Newton Stewart, DG8 9LT, agents on behalf of Mr S and Mrs A Costley, Edinard, 1 Maidland Place, Wigtown, DG8 9EU, applicant against the decision by an Appointed Officer of Dumfries and Galloway Council

Application – **EDINARD, 1 MAIDLAND PLACE, WIGTOWN – REFUSAL OF PLANNING PERMISSION FOR ERECTION OF DWELLINGHOUSE (21/0703/FUL)****Drawings:**

Block Plan – 16/06/2021

Proposed Sections – 15/06/2021

Proposed Elevations – 15/06/2021

Local Plan – 30/04/2021

Date of Decision Notice: 8 April 2022**Decision**

The Local Review Body agreed that the decision of the Appointed Officer should be reversed and that the application should be **APPROVED** as it accorded with policy subject to the conditions

1. Preliminary

1.1 This Notice constitutes the formal decision notice of the Dumfries and Galloway Local Review Body as required by the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008.

1.2 The application for planning permission was considered by the Dumfries and Galloway Local Review Body at its meeting on 19 January 2022. The Local Review Body was attended by Councillor John Campbell, Jim Dempster, Doug Fairbairn, Gail Macgregor and Tommy Sloan.

1.3 The Dumfries and Galloway Local Review Body, having considered the options before it to conduct the review, determined that a further procedure of an unaccompanied site visit (in accordance with COVID -19 protocols) would be necessary, in order to determine the review. The site visit took place on Tuesday 1 March 2022. A further meeting of the Local review Body took place on Thursday 10 March 2022 to determine the case.

2. Background

2.1 The application relates to an area of level curtilage currently associated with 'Edinard', a one and a half storey detached dwellinghouse located within Maidland Place, Wigtown. The area is bound by mature hedging to the north and east, with the walled garden associated with 'Dunure' bounding the site to the west. The street, as a whole, is comprised

BUILDING PLOT, MAIDLAND PLACE, WIGTOWN DG8 9EU

**Generous building plot in residential area
Within walking distance of Wigtown centre
Full plans and elevations passed by Dumfries &
Galloway Council—reference 21/0702/FUL
Designs for 2 Bedroom detached bungalow
Off road parking provision with driveway
Front, side and rear gardens
Mains services**

**The vendors will sell the plot or may be able to
provide details of costings for them to build for a
purchaser.**

OFFERS AROUND £45,000

Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

of modern single storey dwellings that benefit from generous curtilages. The site is roughly rectangular in shape, with a road frontage of approximately 20m (North to South) and a depth of approximately 12m (East to West). It is provided that the application site extends to 321 m².

2.2 Planning permission in principle for the erection of a dwelling on this site was sought and refused on 30 January 2020 under planning reference 19/1839/PIP. The application was for planning permission in principle and therefore no details in relation to the dwelling were submitted other than an indicative drawing detailing its size (82m²) and positioning within the site, which is an established area of garden ground associated with the aforementioned dwellinghouse. A new boundary would have been formed delineating the two dwellings whilst a mature holly tree, located in the south-east corner of the site and adjacent to the footpath, would be removed to facilitate a new site access and dropped kerb. At that time it was proposed to retain the existing boundary hedge, albeit it would be reduced in height somewhat. That application was refused on the following grounds:

i) *The proposed dwellinghouse on this restricted site would be cramped, and would have a harmful adverse impact on the density, character and pattern of the area, and be out of keeping with the general building pattern of the area, and therefore be contrary to LDP2 Policy OP2 and associated LDP2 Draft Supplementary Guidance; and*
 ii) *The proposed dwellinghouse on this restricted site would give rise to a poor standard of residential amenity for occupiers and would be uncharacteristic of the locality, in addition to damaging the visual amenity of the area contrary to LDP2 Policy OP1 and associated LDP2 Draft Supplementary Guidance.*

2.3 Permission is currently being sought for the erection of a modest two bed bungalow with accommodation within the attic space which would measure 6.513m x 9.707m x 4.896m. The dwelling would be finished in light grey facing brick, smooth finish white cement render, anthracite grey uPVC windows and doors and black pre-cast concrete interlocking ridge pieces and would occupy 63m square metres, a significant on that indicatively put forward in connection with planning application 19/1839/PIP. Again, it is proposed to retain the existing hedging on the north and east boundaries, albeit it would be reduced to 1.2m in height on the latter boundary fronting the road, with a new 0.6m high post and rail fence delineating the curtilage associated with the new dwelling to that of the host building. One mature holly tree would be removed to facilitate the formation of a new access to service the development.

2.4 No planning constraints relate to the site.

3. Review

3.1 The Dumfries and Galloway Local Review Body in reviewing the proposal had determined that their key considerations were founded upon the following:-

- To determine whether or not to accept the new information provided by the agent and if accepted how much weight would they wish to give them.
- Did the proposal fail to meet the terms of LDP2 Policy OP2 and associated LDP2 Supplementary Guidance document "Design Quality and Placemaking"? Specifically, would the proposed dwellinghouse on this site be cramped? Did the proposal have a harmful adverse impact on the general density, character and pattern of the area? Was the proposal out of keeping with the general building pattern of the area?

- If it was not considered that the proposal accorded with the terms of the development plan, were there a set of material considerations of sufficient weight to justify a departure from the terms of the development plan? If so, what reasons did Members give for such a decision if it were considered that the proposal departs from the terms of the development plan?
- If Members were minded to not uphold the Appointed Officer's decision and instead grant planning permission for this proposal, what set of condition and reasons did Members wish to see attached (if any)?
- If Members were instead minded to vary the terms of the Appointed Officer's decision what changes to the specific reasoning for the decision were required?

3.2 Having considered all of the documents before it and having visited the site, the Local Review Body concluded that the proposals accorded with the relevant policies in the development plan and that the scale of the proposed house would be appropriate for the scale of the site, especially since the removal of the leylandii hedge along the site frontage demonstrated more clearly how much land was available. Accordingly, the Local Review Body agreed that the decision of the Appointed Officer should be reversed and that the application should be approved subject to the conditions.

4. Reason for Decision

4.1 The relevant development plan policies for the determination of this planning application were:-

Dumfries and Galloway Council Local Development Plan (LDP2)

OP1 - Development Considerations

OP2 - Design Quality and Placemaking

H1 – Housing Land

IN8 – Surface Water Drainage and Sustainable Drainage Systems (SUDS)

IN9 – Waste Water Drainage

LDP2 Supplementary Guidance – Design Quality and Placemaking

The Local Review Body **AGREED** that the decision of the Appointed Officer should be reversed as the proposal accorded with the relevant development plan policies and that the application should be **APPROVED** subject to the following conditions:-

- 1) That the dwellinghouse hereby granted planning permission shall not be occupied use 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.
- 2) That the dwellinghouse hereby granted planning permission shall not be occupied unless :- a) the access to the said dwellinghouse has been formed with a dropped kerb detail; and b) the 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.
- 3) 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.

Reasons

Conditions 1 – 3

In the interests of road safety.

Directives

1. In order to comply with Section 58 (1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this planning permission will only last for three years from the date of this decision notice unless the development has been commenced within that period.

2. 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.

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

1. Road Opening Permit

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

5. Please note the advice of Scottish Water which is available on the Council's website..

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Derek Crichton
Interim Chief Executive

