

Thomson Hunter Architects
Jazmine Emmanuel
1 Portland Road
Kilmarnock
United Kingdom
KA1 2BT

Planning Services

Bryan Reid
development.central@fife.gov.uk

Your Ref:
Our Ref: 19/03630/NMV1

Date 13th March 2026

Dear Sir/Madam

**APPLICATION FOR NON-MATERIAL VARIATION UNDER SECTION 64 OF THE
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

Application No: 19/03630/NMV1

Description of

Variation:

**Erection of dwellinghouse and detached garage and
formation of hardstanding (Non-material Variation for minor
alterations to reduce the ridge heights to planning
permission 19/03630/FULL) (Address at 18 Strathkinness
High Street, St Andrews, KY169UA)**

Address:

**Land To The West Of Wester Haining Strathkinness High
Road St Andrews Fife**

I acknowledge receipt of your application for a **Non-material variation** dated 13th January 2026 which was registered on 13th January 2026. The variation as described above is not considered to be material and is **hereby agreed**. As a consequence a further planning permission is not required in this instance. A copy of the approved Non-Material Variation plans can be viewed online at www.fifedirect.org.uk/planning/ and approved plans are listed overleaf.

However, you should bear in mind that all conditions of the original planning permission still apply and if applicable, any amendment of your building warrant should be approved

Yours faithfully,

Bryan Reid
Planner

Planning Services
Fife House, North Street, Glenrothes, KY7 5LT

PLANS

The plan(s) and other submissions which form part of this decision are: -

Reference	Plan Description
01A	Proposed Site Plan
02A	Proposed Site Plan
03A	Floor Plan Proposed
04A	Proposed Elevations
05	Garage Details
06	Three Dimensional View Rendering