

# Property Enquiry Certificate



Date: **03/09/2015**  
Our Ref: **PZ121996**

Your Ref: **IC/CJR/CJR/498836**

Property enquiry response for: **Aberdein Considine, Stonehaven**

Subjects: **51 Bridge Street, Dollar, FK14 7DG**

<b>1.</b>	<b><i>Planning Details</i></b>
a)	The current Local Plan is: <b>The Clackmannanshire Local Plan Adopted 2nd December 2004</b>
b)	Policies / proposals in the Local Plan directly affecting the subjects. <b>Policy CE10 Conservation &amp; Environmental Enhancement: Bridge Street</b>
c)	Have the subjects had any applications made for planning permission in the last five years? <b>13/00278/LIST - Single Storey Extension To Rear, Removal of Existing Two Storey Extension To Rear And Replace - Approved.13/00023/PDH - Reslate Roof and Installation of Replacement Windows - Permitted Development Response.13/00279/FULL - Single Storey Extension To Rear, Removal of Existing Two Storey Extension To Rear And Replace - Approved.15/00169/FULL - Erection Of Fence, Gates, 2 Sheds And Playhouse, And Amendments to Planning Permission Ref 13/00279/FULL Including Render Finish, Basecourse and Replacement Windows (Retrospective) Pending Consideration.15/00172/LIST - Amendments to Listed Building Consent Ref: 13/00278/LIST Including Render Finish, Basecourse and Replacement Windows (Retrospective) Pending Consideration</b>
d)	Are the subjects categorised as a listed building? <b>Yes, Listed 12/06/1977.</b>  Category: <b>C</b>
e)	Do the subjects lie within a Conservation/Article 4 Area? <b>Yes, Dollar Conservation Area</b>

(see page 4 for Terms & Conditions)

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f)	Do the subjects lie within a designated Smoke Control Area? <b>No</b>
<b>2.</b>	<b><i>Building Standards Details</i></b>
a)	Have the subjects had any applications made for building warrants in the last five years? <b>14/00068/BW - Alterations To Dwelling House To Demolish Existing 2 Storey Extension And erection Of Single Storey Extension To Create Kitchen and Shower Room - 23/09/2014</b>
b)	If so are there Certificates of Completion for all of the above? <b>No Completion Issued</b>
<b>3.</b>	<b><i>Other Details</i></b>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? <b>Yes, Bridge Stret is adopted</b>
b)	Are there any Road Scheme proposals that affect the subjects? <b>No</b>
c)	Is there a public sewer ex adverso the subjects? <b>Yes</b>
d)	Is there a public water supply ex adverso the subjects? <b>Yes</b>
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? <b>Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 Section 34.15/00023/BREPP- Non-Compliance with Approved Plans / Conditions, Erection of Outbuildings, Gate, Fence and instrallation of Window - Pending Consideration</b>
f)	Adjoining Property Search <b>15/00094/LIST - Alterations And Sub-Division Of Clinic to Form Clinic (Class 2) To Front And Flat To Rear, Installation Of Replacement Windows And Formation of New Window And Door Opening, Repainting Of Shopfront (Retrospective) - Approved.</b>

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g)	Any other information relevant to the subjects. <b>N/A</b>
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### Legislation Searched

Acquisition of Land (Authorisation Procedure)(Scotland) Act 1947, Building (Scotland) Acts 1959/1970 [as amended by Building (Scotland) Act 2003], City of Edinburgh District Council Order Confirmation Act 1991 (Where Applicable), Civic Government (Scotland) Act 1982, Clean Air Act 1956/68 [as amended by Clean Air Act 1993], Environmental Protection Act 1990 Part IIA [Contaminated Land (Scotland) Regulations 2000 (SI 2000 No 178)], Housing (Scotland) Act 1987, Housing (Scotland) Act 2006, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Roads (Scotland) Act 1984, Sewerage (Scotland) Act 1968, Town & Country Planning (Control of Advertisements) (Scotland) Amendment Regulations 1992, Town and Country Planning (General Development)(Scotland) Order 1992 [Amendment No.2 Order (SI2001 No.226)], Town and Country Planning (Scotland) Act 1997, Water (Scotland) Act 1980.

### Certificate Notes

1. Information contained in this Property Enquiry Certificate is based on searches of the publicly available Private Rented Housing Panel (PRHP), Local Authority and Water Authority records, in accordance with the Local Government (Access to Information) Act 1985.
2. Only Notices/Orders served on the subjects within the information period of search, identified in note 1, are disclosed.
3. Only Road Schemes that lie 250m or less from the subjects are disclosed.
4. Only planning applications validated within the past 5 years will be disclosed.
5. Only building warrant applications validated within the past 5 years will be disclosed.
6. This Property Enquiry Certificate is covered by the Millar & Bryce Comprehensive Warranty, details supplied on request.
7. Contaminated Land - Unless details are confirmed in section 3(e) above, the answer to each question in para 5.3.6 of the CML Handbook for Scotland 2nd Edition is in the negative.

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