

GATESIDE DESIGN
34 MILLHILL STREET
DUNFERMLINE
KY11 4TG

14th April 2021

SUPPORTING STATEMENT

Alterations to former public house and conversion to form dwelling house at Dollar Arms 54 Bridge Street Dollar.

This statement has been prepared to accompany a Planning application to Clackmannanshire Council on behalf Mr and Mrs James Wilson.

INTRODUCTION

Proposal :Alterations to former Public House and conversion to form a dwelling house.

The site : The site comprises a 2 storey masonry building comprising public house at ground floor level and flat at first floor level. There is a single storey detached outbuilding used as office at first floor and cellarage for the pub at ground floor.

The property lies within a conservation area and is grade C listed.

The property lies on the North side of Bridge Street which is the main thoroughfare in the town. The property has been empty since the public house ceased to trade in 2018 and the property is now becoming “tired”

A previous application 19/00262/FULL approved 5th February 2020 sought to alter the public house and convert the upper floor into 2 flatted dwellings. The applicants in that instance were a relatively large family run hospitality firm with many premises throughout central Scotland.

It is with regret that they have had to take the decision not to proceed with this development due to the recent pandemic which has hit the hospitality industry particularly hard. They find themselves looking at having to close premises rather than open them.

This left them no option but to try and find another use for the property and the new applicants Mr and Mrs Wilson were looking for a property to develop as a family home in the town. It is certain the property will not open again as a public house.

As with all local authorities the council’s policies seek to protect retail/commercial units within town centre and main retail locations but once again the recent pandemic has hit retail hard with more and more online shopping becoming the norm.

The property would originally have been constructed as a dwelling house with lands to the rear and government policy seeks to encourage more town centre living. This property would be easily converted with little change to the existing frontage and design features of its period giving the building another 100yrs of life.