

# Comments for Planning Application 22/00119/FULL

## Application Summary

Application Number: 22/00119/FULL

Address: Garage St Mary's Road Montrose

Proposal: Proposed Garage Conversion to Dwelling House

Case Officer: Damian Brennan

## Customer Details

Name: Dr Mark Bolton

Address: 5 St Mary's Road Haynes West End Montrose

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I occupy the dwelling directly opposite the site proposed for conversion from a garage to a dwelling house at St Mary's Road, Montrose. I wish to register my objection to the proposal, for the following reasons:

1. Impact on parking for existing residents. The planning application correctly notes that there is currently very limited parking on St Mary's Road for residents, but the application infers that this potential objection is overcome because of the availability of parking at the Council-owned car park on Baltic Street. The car park referred to is a short stay car park, with return not permitted within 2 hours. It therefore does not provide suitable parking for residents. Currently, there is just sufficient parking for most of the vehicles owned by residents of St Mary's Road, especially if the kerbside adjacent to Number 11 is accessible. However, the proposed development is very likely to increase pressure on kerbside parking in the street, and the use of the area immediately to the north of the building, outlined in red on the plan, is likely to block access to potential parking adjacent to Number 11. The proposed development will therefore simultaneously increase demand for residents' parking and reduce current parking spaces.

2. Potential disturbance or destruction of built heritage. The buildings on the north side of St Mary's Road are designated as Category C listed buildings (<http://portal.historicenvironment.scot/designation/LB38149>), and the designation also lists items of street furniture such as the cast iron street lamp and ornate cast-iron bracket adjacent to steps to Nos 3 and 5. Also notable is the extensive area of well-preserved cobbles directly in front of the proposed development site. There is only one other example of a historic cobbled road surface in Montrose. The need to supply services (water, gas) to the property for conversion to a dwelling risks damage to this historic surface.

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Case Officer: Damian Brennan

## Customer Details

Name: Miss Kiera Malham

Address: 3st marys road Montrose

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This structure will not only be damaged and smashed by school children (as windows often are in this street), but will also restrict already limited parking spaces for current inhabitants. The street is historic and a modern structure such as this will be aesthetically opposing to the other buildings. Throughout construction of this property, the shared garden of some residents will be trampled and no longer safe for the many children and pets that use that garden for play. This is an area of high foot traffic especially during school term, moving forward with construction would impede on safety of the public.

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## Customer Details

Name: Mr Gordon Hannah

Address: 4 St Marys Road Montrose

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Parking is a concern. Currently 2 cars parked on double yellows and another parked illegally on my driveway. This plan would take a garage away from the street and add a car as well as block off the parking at the end of the road. I also believe that the paved area has been used as a public parking space for over 20 years.

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Case Officer: Damian Brennan

## Customer Details

Name: Mr Isin Fraser

Address: Old church hall Panmure place Montrose

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Is this not a historic building ?

Even if not this is a historic street and building designs should reflect on this.

I'm not against improvements but you can't just claim another 4 or 5 foot and build on it if it affects the streets general running.

The only way this could happen is if you made the cobbled area a no parking zone.

If not, vehicles could get boxed in which is a bit unfair to some residents of the street.

If parking requirements were met and the design isnt ugly then I would have no issues.

But theres already a few no parking areas on this street and another way of getting around this would be to allow residents of this street to park overnight at no charge in the baltic street carpark.

Although I dont live on this street and I dont park on this street because of the current parking issues concessions must be made so that other residents arent put out too much.

This issue should be identified to the entirety of St Mary's road because all of the residents should be made aware of this

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## Application Summary

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Address: Garage St Mary's Road Montrose

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Case Officer: Damian Brennan

## Customer Details

Name: Mrs Jane Bolton

Address: 5 St. Marys Road Montrose

## Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to register my objection to the proposed garage conversion to a dwelling house on St. Mary's Road.

The principle grounds for my objection are parking. St. Mary's Road is a cul-de-sac with double yellow lines for the first 26 meters on the left hand side and 16 meters on the right hand side, thus really only half the street is available for parking at all. The road also narrows past the garage to accommodate our shared garden, thus rendering several parking spots opposite the garden difficult to access at the best of times. The plan for the garage conversion proposes an entrance doorway and pavement in front of the dwelling where the garage doors are currently. Such a change in use would take away one of the current parking spaces. If the new occupants parked a car in front of their house on their pavement, which they would of course be entitled to do, it would additionally render inaccessible the parking spaces further down the road because of how narrow the cobbled part becomes. We have only lived here since September but in that time, we have already had a wing mirror damaged because other residents are trying to squeeze their cars past to make use of all the available space at the end of the street.

It is difficult to park on the street currently, and whilst it must be recognised that there are spaces available in neighbouring streets, residents with shopping or transporting large/heavy items into their homes have struggled. Adding another dwelling into an already congested street, would undoubtedly exacerbate the situation.

Yours sincerely

Jane Bolton

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## Application Summary

Application Number: 22/00119/FULL

Address: Garage St Mary's Road Montrose

Proposal: Proposed Garage Conversion to Dwelling House

Case Officer: Damian Brennan

## Customer Details

Name: Mrs Linda Ritchie

Address: 11 St. Marys Road Montrose

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To whom it may concern.

I occupy the ground floor flat directly opposite the garage that planning permission is being sought to turn into a flat.

My concern is the dire lack of parking and area for turning which already exists and will be increased if this goes ahead.

Residents from Baltic Street already park here which they are entitled to do.

Although there is a Car Park at the top of the road which is free at the moment, this will not always be the case and if my memory serves me there was no overnight parking prior to lockdown.

Parking spaces will be reduced to five for the street (excluding nos 8A and 8B who have their own double spaces) as it will impact on the area from the start of the garage to the back wall (dead end) due to the planned pavement adjacent to the garage doors.

I hope you will take my valid points in to consideration.

Regards

Linda Ritchie (Mrs)

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Address: Garage St Mary's Road Montrose

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Case Officer: Damian Brennan

## Customer Details

Name: Ms Paula Malham

Address: 3 St Marys Road Montrose

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Parking

There is already limited parking in the street. Currently there are 16 residents vehicles owned, in the street. Four usable driveways, one garage, 8 car parking spaces. There is already three spaces short for the amount of vehicles belonging to street residents. This can be seen by the number of vehicles regularly parked at the top of the street on the double yellow lines. I'm sure information can be gathered from the transport department regarding the number of parking tickets issues. I am also aware that the parking enforcement officers attend regularly due to residential complaints. I, myself, was questioned one day when I paused on the double yellows outside my own property to load a large item of furniture. After explaining why my vehicle was on the double yellow lines I was informed by both officers that there had been several complaints about vehicles parking on the double yellow lines. This information and perhaps number of complaints could also be taken in to consideration?

The Car park at top of road is no overnight parking and is paid for parking-which was stopped due to covid, but with most of those restrictions now lifted and the remaining to be lifted in April, I assume it will again to paid for and no overnight parking, therefore, not usable for residents.

Regardless of the free parking available here currently, it's not used by residents, as can be seen from the number of vehicles parked on the double yellow lines in the street.

Not only is parking at a premium, but as the street is also a dead end, turning can also be a problem.

Currently, the space directly in front of the building (used as storage and accessed only once or twice a year) is used as a daily parking space, I included this space in the 8 spaces mentioned above.

With regard to spaces, the proposed building works will take away three, possibly four spaces within the street, which will cause great problems for residents. It will mean that two, perhaps three will no longer be accessible and one removed all together. This will leave four car parking spaces

in the whole street, for 12 residential cars.

Although my concerns for parking are directed at the residents, there are also visitors and a B&B in the street which produce more traffic.

### Conservation

I am concerned that the building works to be carried out will include the provision of amenities- electric, gas and water-to the building, meaning the cobbles may need to be lifted. These cobbles are only two of the original cobbled streets left in Montrose (the other being Erskine Street). Historically, I feel these need to be preserved, especially within a conservation area. It also surprises me that Velux and frosted glass is to be used in an otherwise older building. To keep within the conservation and mirroring the buildings across, these should be sash and case windows?

### Pavement

If I've read the plans correctly, the current large slabs at the front of the building are to be a pavement-a new kerbed pavement? If this is the case then the cobbles will certainly be impacted. It will also be the cause of three current spaces being inaccessible.

### Building work

I have a lot of concerns with regard to the accessibility of the street during building works. This is a dead end street and is used as a thorough fare for the public coming from Panmure place, as well as the children at Montrose academy. Not only will any works outside the property limit the usage of the street, building vehicles will be clogging an already busy street, but I also fear there may be a danger to the children as the amount who pass during lunchtime and school closure means they are often using both the pavement and the road, just to have enough space.