

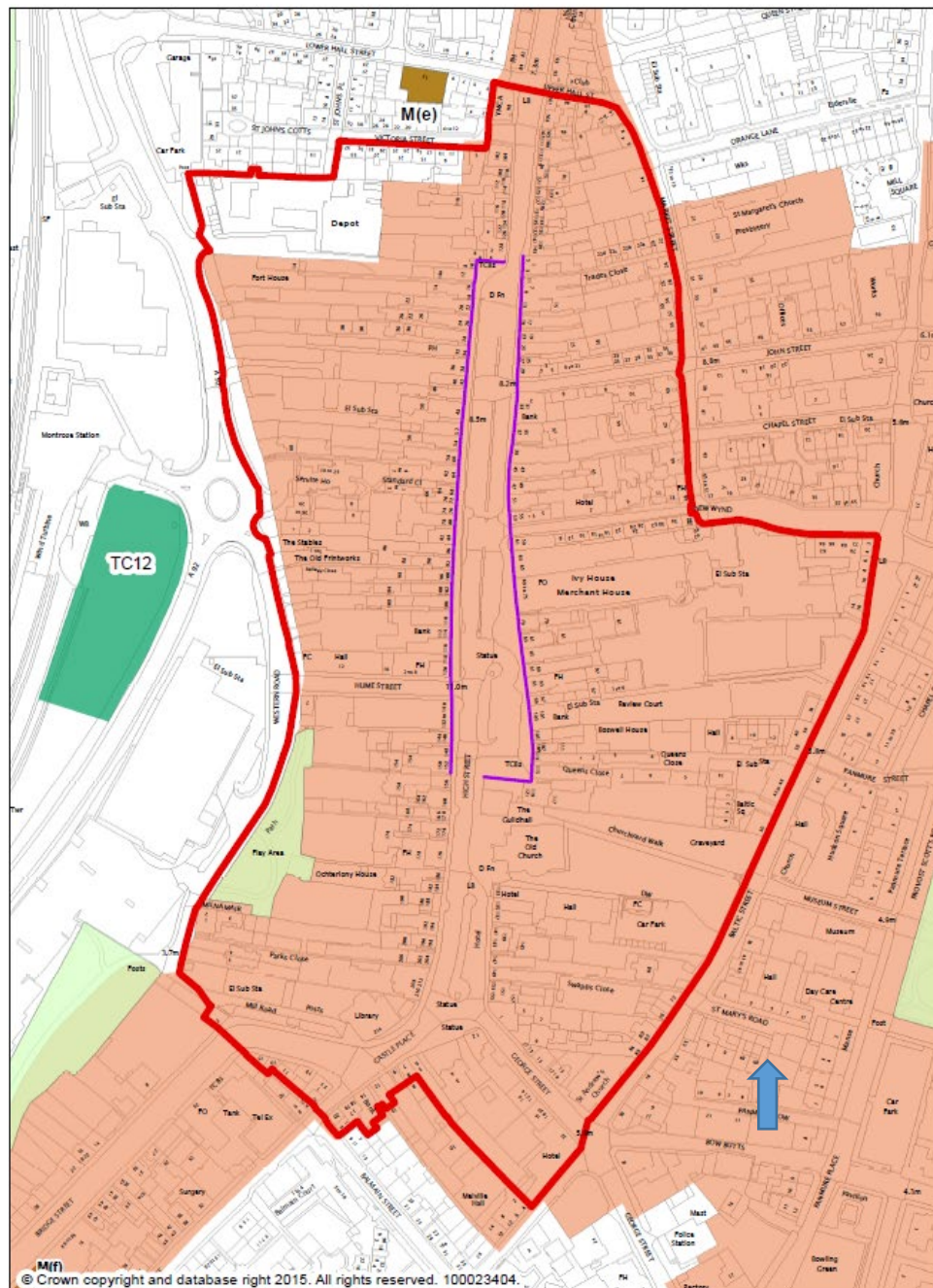
Item 9: Planning application 22/00119/FULL

Conversion of garage to dwellinghouse

St Mary's Road, Montrose

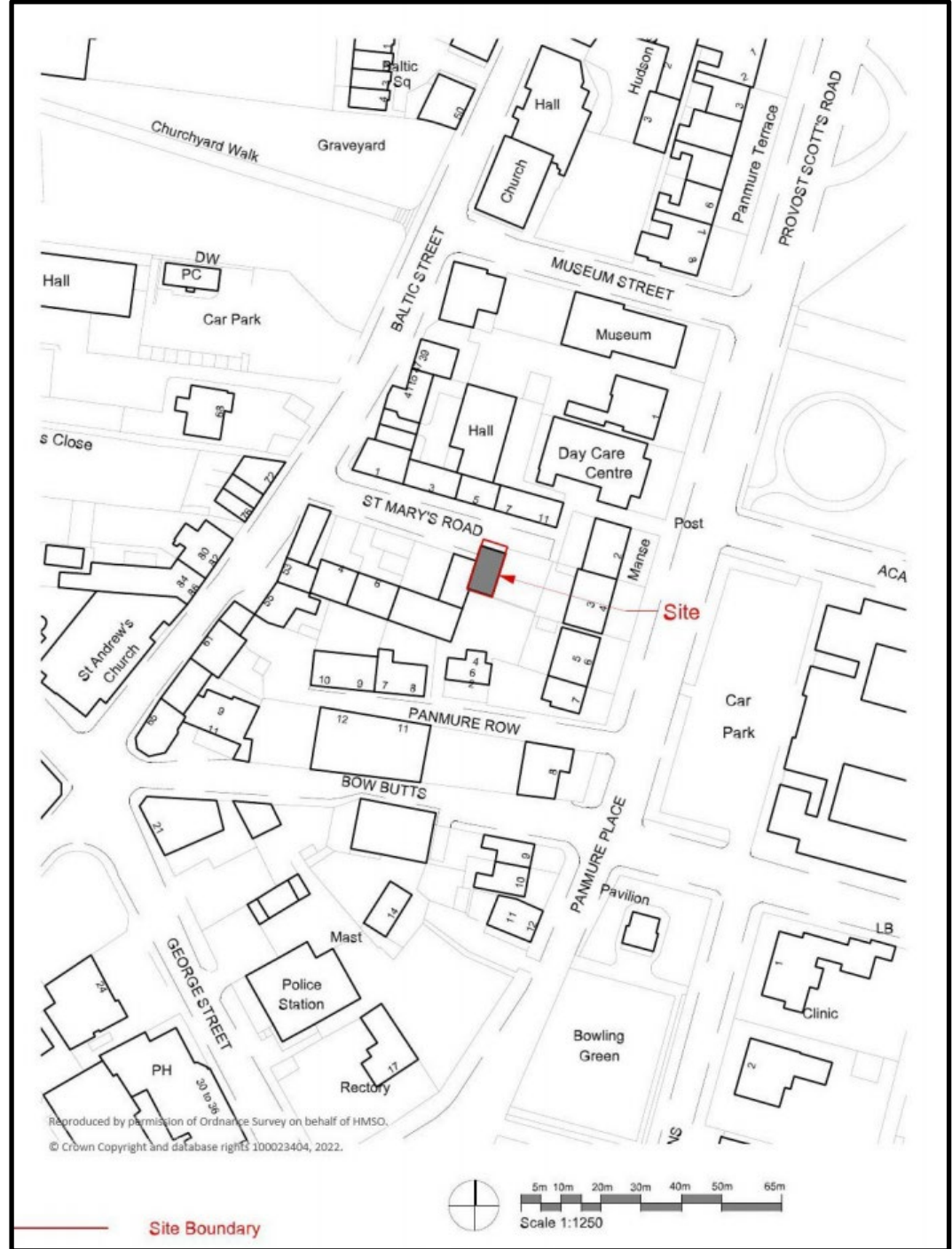
Central Area Inset Map

Legend	Settlement Statement	Subject Policies
 Town Centre		TC17 - TC19
 Core Retail Area		TC18
 Open Space Protection		PV2
 Conservation Area		PV8
 Existing Housing Site	M(e)	
 Freight Facility		TC12



Policy DS1 indicates that proposals that re-use or make better use of vacant, derelict or under-used brownfield land or buildings will be supported where they are in accordance with relevant policies of the ALDP.

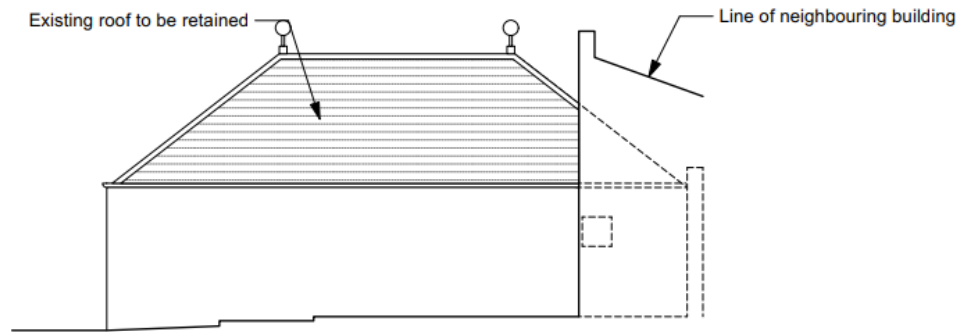
Policy TC2 offers support for proposals for new residential development in development boundaries where the identified criteria are met.



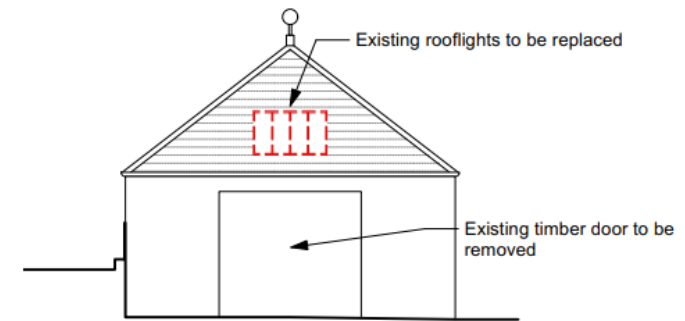




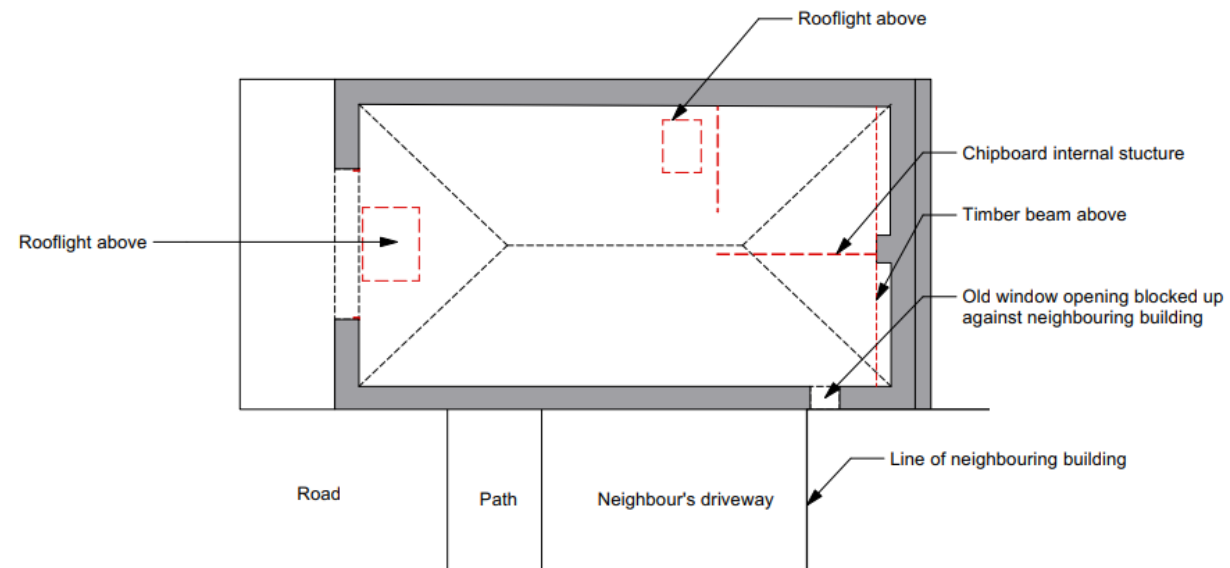




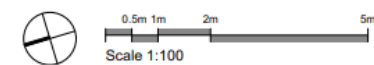
EXISTING NORTH WEST ELEVATION

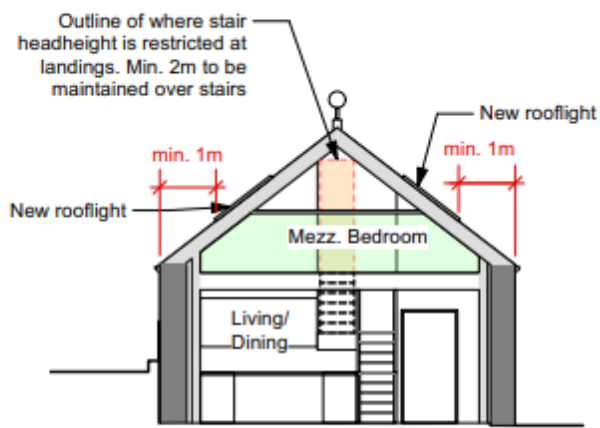


EXISTING NORTH EAST ELEVATION

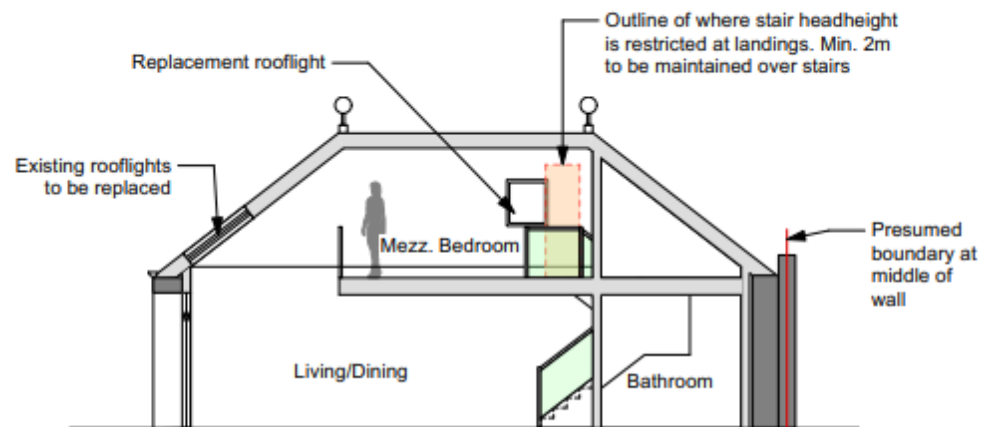


EXISTING PLAN

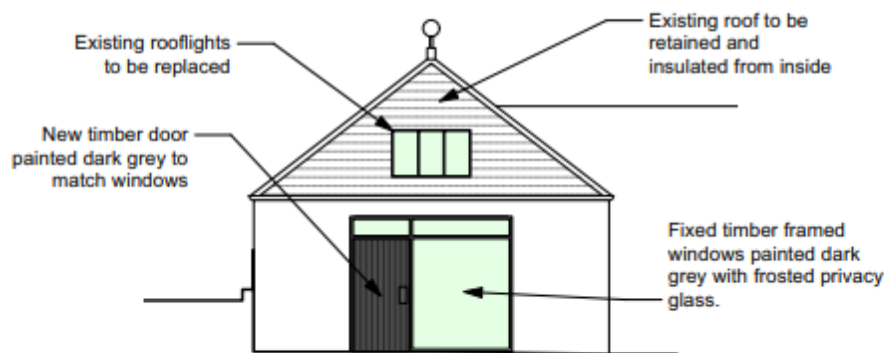




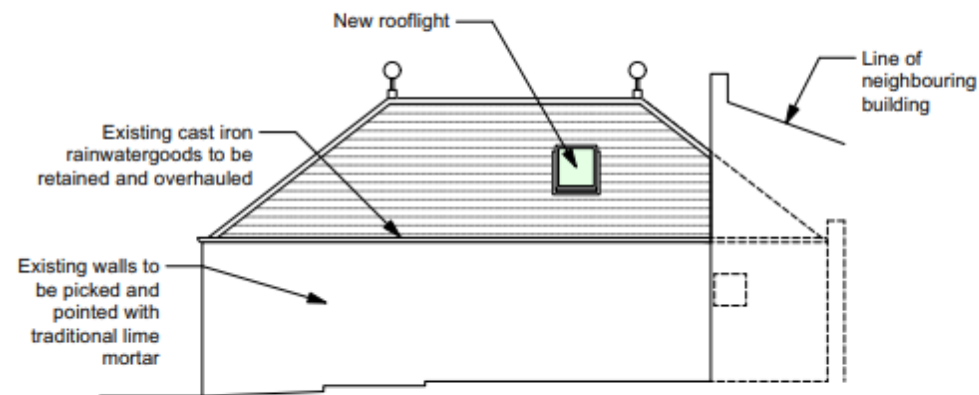
SECTION B-B



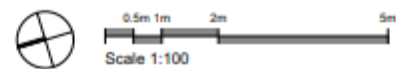
SECTION A-A

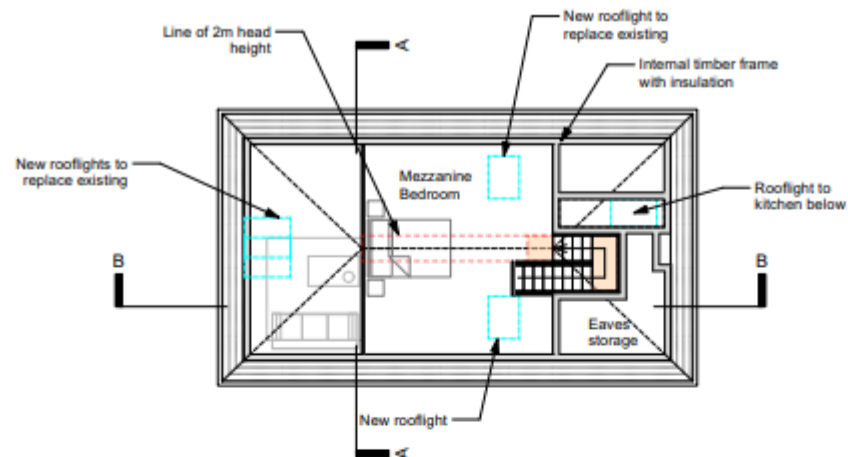
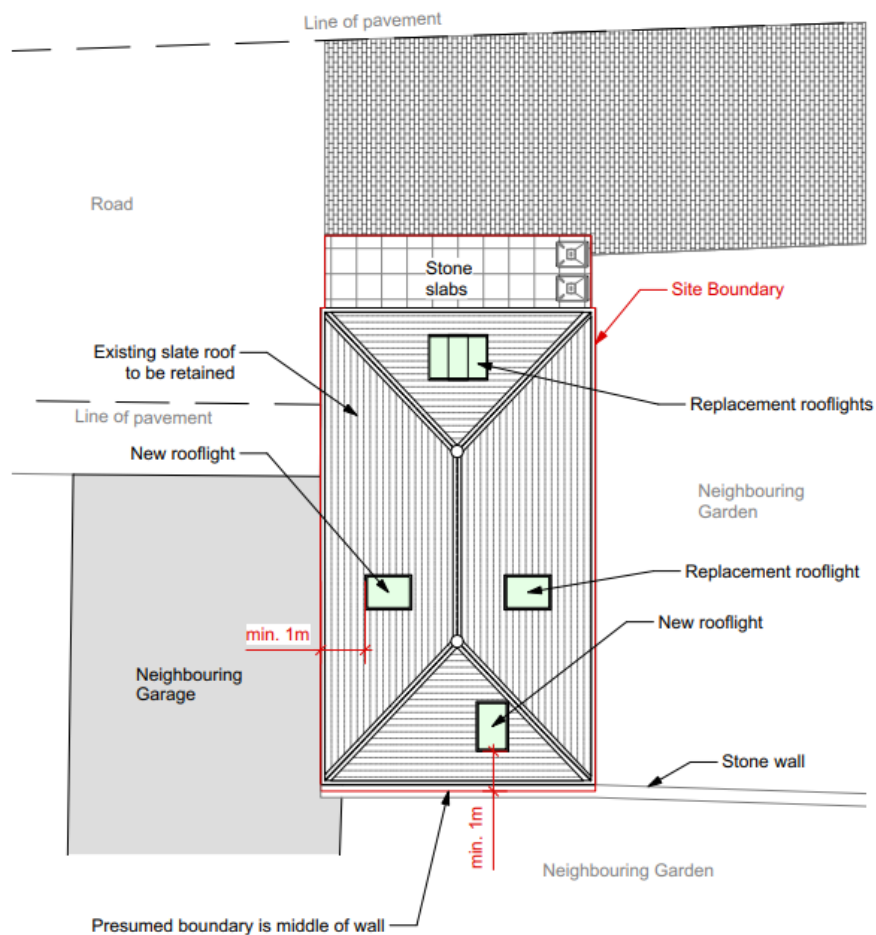


PROPOSED NORTH EAST ELEVATION

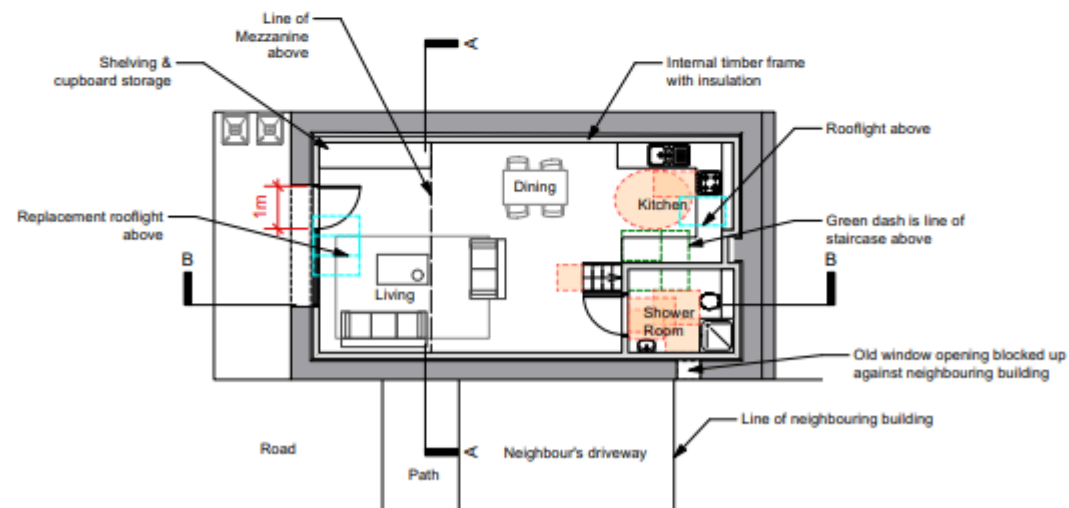


PROPOSED NORTH WEST ELEVATION





PROPOSED MEZZANINE PLAN



PROPOSED GROUND FLOOR PLAN











- 7 objections from 5 households – parking, impact on historic environment
- No consultee objections
- Complies with ALDP policy
- Reuse of a listed building in an acceptable manner
- Recommendation: **conditional approval**