Supporting Statement for the
planing Application to convert
69 John Street Thurnscoe Rotherham
S63-0LT
into two self contained flats Mr D. Ogley.

to be attached & read with plans.

PROPOSAL :-

to convert a semi-detached dwelling into two self contained flats, one at ground floor & one at first floor.

EXISTING SITUATION :-

the dwelling is attached to No 38 John Street which received both planing & building regulation approvals for an identical conversion which was completed & successfully occupied.

On street parking is readily available & No 69 has the added benefit of both rear vehicular access & plentiful parking within the curtilage. These access points are existing & require no alteration.

APPEARANCE :-

elevations to the front side & rear will remain unaltered, the design of the existing dwelling is such that it will allow the proposed conversion to be carried out without any external works being necessary.

CONTENT / LAYOUT :-

each unit is to be provided with a layout to allow a good standard of living accommodation ie :-

one bedroom
living / lounge area
kitchen area & bathroom facilities.

as part of the internal works, which are to be carried out in accordance with building regulation requirements improvements include :-

a) fire safety upgrade with regard to fire alarms & to fire escape windows.

b) sound resistance upgrade in both horizontal & vertical situations which will safeguard the occupants comfort.

ASSESSMENT :-

the property lies at the "blunt end" of a cul-de-sac / street which consists of pre-council owned properties, the majority of which have passed / moved onto private ownership. Bearing in mind the minute amount of works required & the proposed use of the finished project, there should be no physical or social effects on the area or the community.

ASSESSMENT (cont) :-

the existing property is a typical three bedroomed family home, whereas the proposal will form two one bedroomed properties.

History of the two afore mentioned adjacent self contained flats has shown that they are ideal for single person occupancy.

the applicant lives in one of the properties at No38 & therefore provides his own managment services & careful vetting of proposed tennants.

SERVICES :-

a) the proposal will require an additional wheelie bin & recycling containers.
b) the proposal will include letter box provisions to each unit.
c) there will be no affect on the access for the emergency services.

the proposal would not affect :-

a) any public rights of way
b) any water course
c) any Yorkshire Water sewers/drains
d) any trees.
e) any conservation areas or listed buildings

EXISTING SERVICES;-

available are;-

a) excellent road links to local shopping & employment areas.

b) public transport runs through Thurnscoe at regular periods with connections to local villages & towns, ie Goldthorpe, Mexborough, Rotherham, Doncaster & Barnsley.

c) Thurnscoe has its own train station.

On site services include mains water, gas, electric & foul and surface water drainage.

The proposal is unlikely to have any effect on the local education services.

The proposal will provide additional local authority income in the form of council tax.

EVALUATION OF THE PROPOSAL:-

the afore mentioned details show that the proposal would meet planning obligations/requirements to the locality & its residents.

the very small scale of the development has no material impact on the character or the residential amenity of the area. Furthermore it does not conflict with national or local planning policies.