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Date: 8th November 2024

Rev: Lawful development certificate application - issue.



Entrance off of Broomhill View

This planning statement is in support of the application for a Lawful Development Certificate for the existing and continued use of land off Broomhill View, Bolton upon Dearne, owned by Mr Robin Priestley.

The site

The site comprises of approximately 995m² of generally flat rectangular land with paved access road to the rear of houses forming Broadwater and Broomhill View, Bolton upon Dearne S63 8EG

The site contains a small brick-built toilet block and other timber framed and clad storage building. The site contains connections for mains water, drainage and electrical power supporting the use. There is also a concrete base remnant of a larger building (also visible on previous OS plans) associated with the original use of the property, and used as a canteen, stores and welfare building.

The previous, existing and proposed continued use:

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There is evidence to suggest that the current use commenced in the 1950s associated with the construction and on going repair and maintenance of the adjacent residential properties which were constructed by the National Coal Board as worker housing. The illustration below, from the 1961 OS plan shows that the site and buildings described existed at that time.

