



PLANNING CONSULTANCY SERVICES

Planning Support Statement

Proposed conversion of first floor 1no. flat into 2no. flats

Property: 51-53 Barnsley Road, Goldthorpe, Rotherham

for HT Property Solutions Ltd

10 October 2021

Version 1.0

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print double sided hence this page is
intentionally left blank.*

Planning support statement

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Registration of revisions

Rev/ version no.	Date	Amendment details	Revision prepared by

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1 Introduction

This report has been commissioned by our client HT Property Solutions Ltd and relates to the area highlighted on the supporting location plan. The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application and drawings.

The application site falls under the jurisdiction of the Barnsley Metropolitan Borough Council for planning control.

2 Relevant planning history

A search on Barnsley Metropolitan Borough Council's on-line planning search tool, found no previous planning history on the property.

3 Proposal

The proposal is to sub-divide the existing two-bedroom first floor flat into two one-bedroom flats within the existing footprint.

There is only one external change to the building. That is the introduction of an entrance door located on the side elevation to gain entrance to the existing staircase in the middle of the building as shown on the supporting drawings.

All habitable rooms are provided with natural daylight.

4 Conclusion

This planning application makes the most of the first-floor space by providing 2no flats.

Fusion 13 has a team of specialists offering a range of architectural and planning services. From one dwelling to large-scale residential schemes and small-scale commercial. Whether you're a householder, developer, construction company, landowner or housing association, Fusion 13 is there for you from day one of your project.

Architectural services range from initial feasibility studies and design concepts through to securing planning and other permissions to building regulation drawings and project co-ordination.

Planning services include site appraisals, pre-application guidance, submission of planning applications all the way through to the completion of the project including the discharge of planning conditions at the various key stages.



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