



# LLANA

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<b>Our Ref</b>	GT/L0199

18.03.2025

Dear sirs,

**107 Houghton Road, Thurnscoe, Rotherham, S63 0NG – Demolition of existing garage plus outbuilding and construction of new retail unit – Full Planning Application**

We are submitting a Full Planning Application for the above development on behalf on our client Mr J Wallis. The application has been submitted using the Planning Portal.

This application is for the demolition of an existing single garage together with single storey outbuilding and the construction of a small retail unit at the rear of the existing retail unit at 107 Houghton Road, Thurnscoe.

We therefore submit this planning application for consideration by the council. The application comprises the following documents (all documents will be uploaded using the Planning Portal):

Supporting documents/drawings:

L0199/10:01	Ground floor plan as existing
L0199/10:02	Rear elevation and sections as existing
L0199/20:01	Ground floor plan as existing
L0199/30:01	Rear elevation and sections as proposed
L0199/40:01	Section C-C as proposed
L0199/100	Location plan
L0199/101	Block Plan

Design and Assess Statement

Landscape Statement

Environment Agency – Flood map for planning

CIL form

Planning Fee: £393.00 incl VAT.



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If you need any additional information please do not hesitate to contact the writer.

Yours faithfully,

**Graham Tinker IMAPS**  
Director

On behalf of  
Llana Design Services Limited