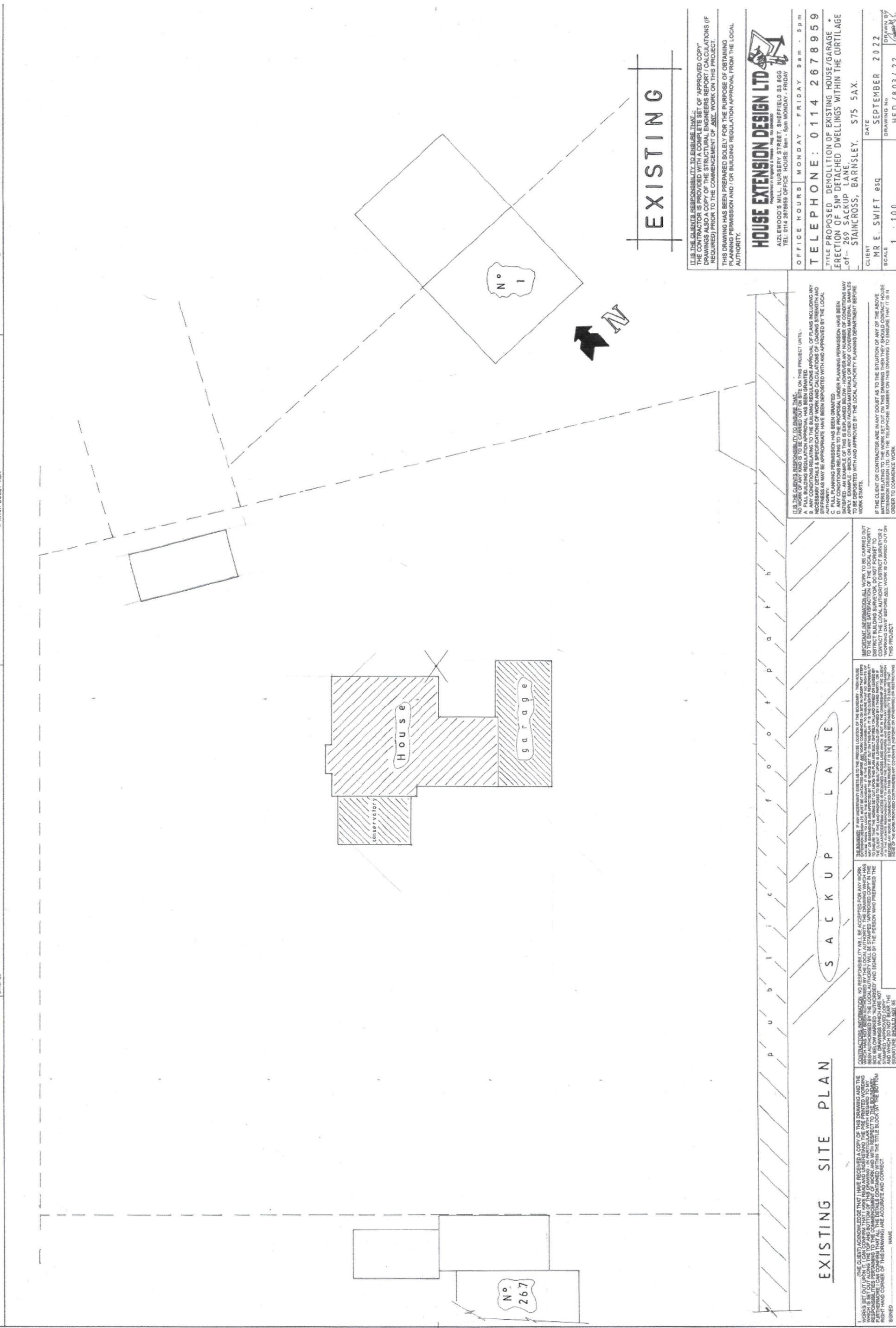


DO NOT SCALE

IF IN DOUBT - ASK



DO NOT SCALE

IF IN DOUBT - ASK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORK.

IF ANY UNDERPARTS EXIST AS TO THE PRECISE LOCATION OF THE BOUNDARY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORK.

CONTRACTOR INFORMATION: NO RESPONSIBILITY WILL BE ACCEPTED FOR ANY WORK WHICH HAS NOT BEEN AUTHORIZED BY THE LOCAL AUTHORITY. THE DRAWING WHICH HAS BEEN MARKED 'AUTHORIZED' AND SIGNED BY THE PERSON WHO PREPARED THE PLAN, DRAWINGS WHICH ARE NOT MARKED 'AUTHORIZED' AND SIGNED BY THE PERSON WHO PREPARED THE PLAN, AND WHICH DO NOT BEAR THE SIGNATURE OF THE CONTRACTOR, SHALL NOT BE USED FOR REFERENCE.

IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE THAT THE CONTRACTOR IS PROVIDED WITH A COMPLETE SET OF 'APPROVED COPY' DRAWINGS ALSO A COPY OF THE STRUCTURAL ENGINEERS REPORT / CALCULATIONS (IF REQUIRED) PRIOR TO THE COMMENCEMENT OF ANY WORK ON THIS PROJECT.

THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE PURPOSE OF OBTAINING PLANNING PERMISSION AND / OR BUILDING REGULATION APPROVAL FROM THE LOCAL AUTHORITY.

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 TEL: 0114 2678959 OFFICE HOURS: MONDAY - FRIDAY 9am - 5pm MONDAY - FRIDAY

OFFICE HOURS: MONDAY - FRIDAY 9am - 5pm
TELEPHONE: 0114 2678959

TITLE: PROPOSED DEMOLITION OF EXISTING HOUSE/GARAGE + ERECTION OF 5th FLOOR DWELLINGS WITHIN THE CURTILAGE OF - 269 SACKUP LANE
 of - STAINCROSS, BARNSELEY, S75 5AX.

CLIENT: M.R.E. SWIFT ESQ
 DATE: SEPTEMBER 2022
 SCALE: 1 : 100
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE THAT THE CONTRACTOR IS PROVIDED WITH A COMPLETE SET OF 'APPROVED COPY' DRAWINGS ALSO A COPY OF THE STRUCTURAL ENGINEERS REPORT / CALCULATIONS (IF REQUIRED) PRIOR TO THE COMMENCEMENT OF ANY WORK ON THIS PROJECT.

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CLIENT: M.R.E. SWIFT ESQ
 DATE: SEPTEMBER 2022
 SCALE: 1 : 100
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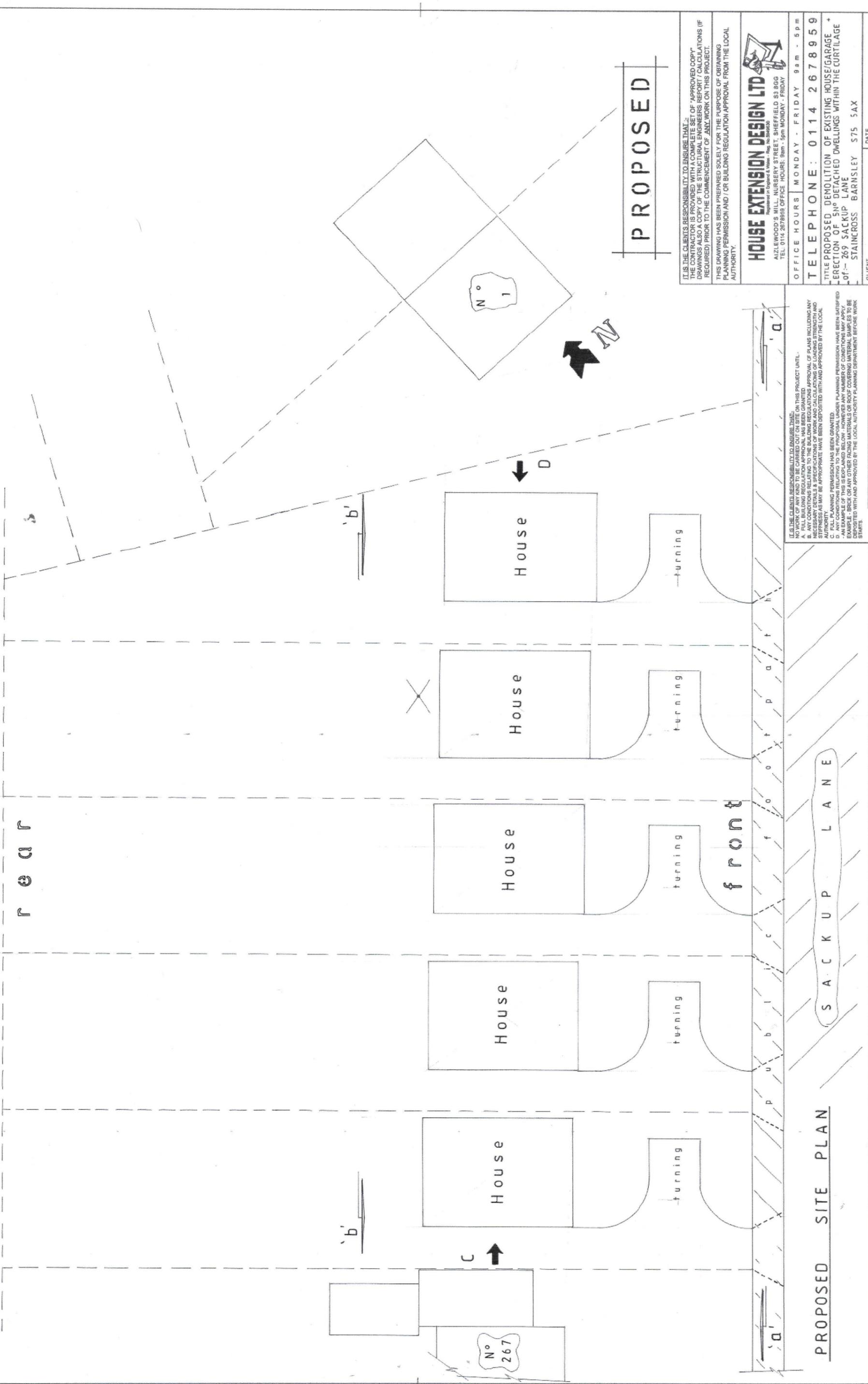
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 of - STAINCROSS, BARNSELEY, S75 5AX.

CLIENT: M.R.E. SWIFT ESQ
 DATE: SEPTEMBER 2022
 SCALE: 1 : 100
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

DO NOT SCALE

IF IN DOUBT - ASK

REQUIRE COMMENCEMENT OF WORK TO BE CARRIED OUT ON THIS SITE TO CONTACT THE LOCAL AUTHORITY BEFORE WORK COMMENCES ON SITE TO ENSURE THAT ALL REGULATORY PROCEDURES HAVE BEEN SATISFIED WITH REGARD TO THE WORK SET OUT ON THIS DRAWING. THE BUILDING INSPECTOR, MR. ... CAN BE CONTACTED ON ... THE HIGHWAYS DEPARTMENT SHOULD BE CONTACTED IF ANY WORK IS TO BE CARRIED OUT ADJOINING A PUBLIC FOOTPATH OR HIGHWAY.



IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE THAT THE CONTRACTOR IS PROVIDED WITH A COMPLETE SET OF APPROVED COPY DRAWINGS ALSO A COPY OF THE STRUCTURAL ENGINEERS REPORT / CALCULATIONS (IF REQUIRED) PRIOR TO THE COMMENCEMENT OF ANY WORK ON THIS PROJECT. THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE PURPOSE OF OBTAINING PLANNING PERMISSION AND / OR BUILDING REGULATION APPROVAL FROM THE LOCAL AUTHORITY.

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OFFICE HOURS: MONDAY - FRIDAY 9am - 5pm
 TELEPHONE: 0114 2678959

TITLE PROPOSED: DEMOLITION OF EXISTING HOUSE/GARAGE + ERECTION OF 5 NO DETACHED DWELLINGS WITHIN THE CURTILAGE OF:- 269 SACKUP LANE STAINCROSS BARNSELEY S75 5AX

CLIENT: MR E. SWIFT 8 sq
 DATE: SEPTEMBER 2022
 SCALE: 1:100
 DRAWING NO: HED / 803 / 22 (1)
 DRAWN BY: [Signature]

IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE THAT: NO WORK OF ANY KIND TO BE CARRIED OUT ON SITE ON THIS PROJECT UNLESS: A. ANY CONDITIONS RELATING TO THE BUILDING REGULATIONS APPROVAL OF PLANS INCLUDING ANY NECESSARY DETAILS & SPECIFICATIONS OF WORK AND CALCULATIONS OF LOADING STRENGTH AND STIFFNESS AS MAY BE APPROPRIATE HAVE BEEN DEPOSITED WITH AND APPROVED BY THE LOCAL AUTHORITY. B. FULL PLANNING PERMISSION HAS BEEN GRANTED. C. ANY CONDITIONS RELATING TO THE PROPOSAL UNDER PLANNING PERMISSION HAVE BEEN SATISFIED. D. THE CLIENT OR CONTRACTOR ARE IN ANY DOUBT AS TO THE SITUATION OF ANY OF THE ABOVE MATTERS RELATING TO THE WORK SET OUT ON THIS DRAWING THEN THEY SHOULD CONTACT HOUSE EXTENSION DESIGN LTD ON THE TELEPHONE NUMBER ON THIS DRAWING TO ENSURE THAT IT IS IN ORDER TO COMMENCE WORK.

IF THE CLIENT OR CONTRACTOR ARE IN ANY DOUBT AS TO THE SITUATION OF ANY OF THE ABOVE MATTERS RELATING TO THE WORK SET OUT ON THIS DRAWING THEN THEY SHOULD CONTACT HOUSE EXTENSION DESIGN LTD ON THE TELEPHONE NUMBER ON THIS DRAWING TO ENSURE THAT IT IS IN ORDER TO COMMENCE WORK.

THE BOUNDARY IF ANY UNCERTAINTY EXISTS AS TO THE PRECISE LOCATION OF THE BOUNDARY OF THE SITE IN ORDER THAT STEPS CAN BE TAKEN TO LOCATE THE BOUNDARY IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE THAT NO 'RIGHTS OF WAY' OR EASEMENTS ARE AFFECTED BY THE WORKS SET OUT ON THIS PLAN.

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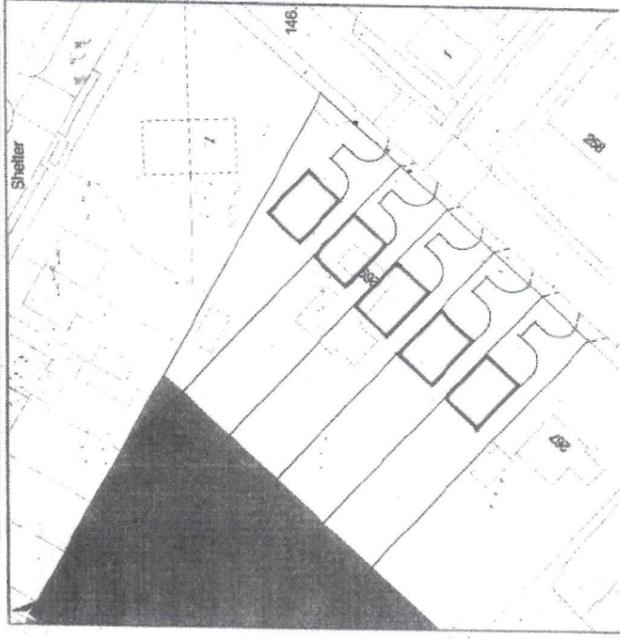
CONTRACTORS AND SUBCONTRACTORS MUST BE RESPONSIBLE FOR ANY WORKS WHICH ARE NOT SET OUT ON THIS DRAWING. THE BOUNDARY IF ANY UNCERTAINTY EXISTS AS TO THE PRECISE LOCATION OF THE BOUNDARY OF THE SITE IN ORDER THAT STEPS CAN BE TAKEN TO LOCATE THE BOUNDARY IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE THAT NO 'RIGHTS OF WAY' OR EASEMENTS ARE AFFECTED BY THE WORKS SET OUT ON THIS PLAN.

PROPOSED SITE PLAN

DO NOT SCALE

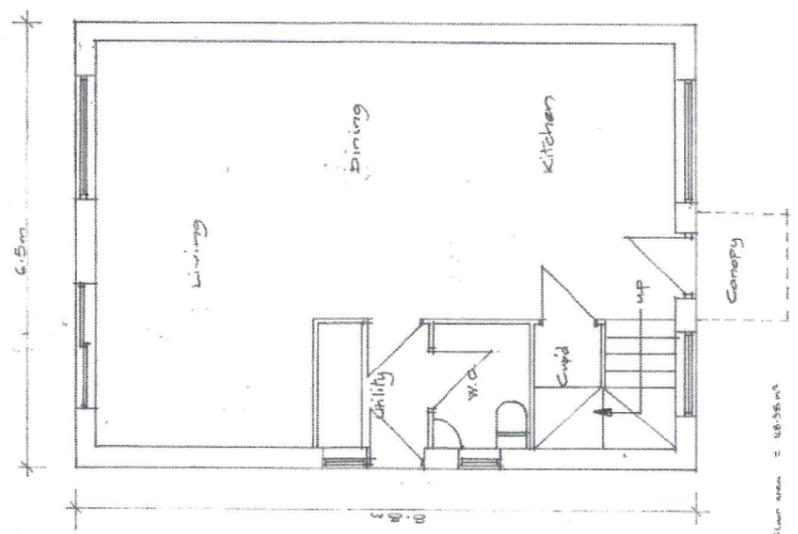
IF IN DOUBT - ASK

THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL WORK IS COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS. IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



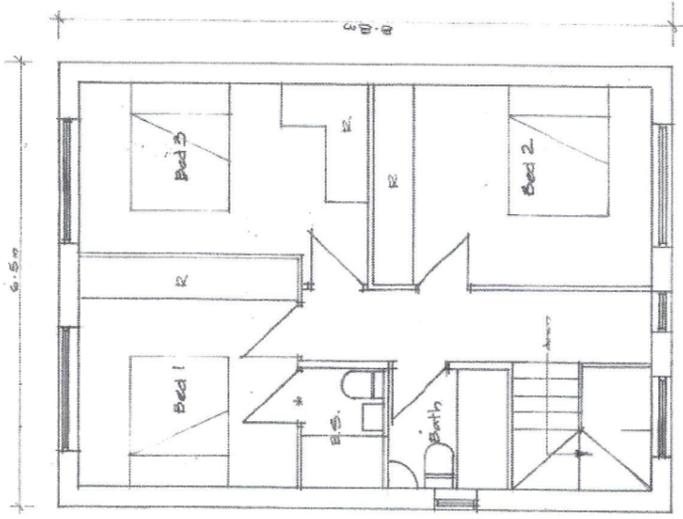
SITE PLAN 1 : 500

EXISTING



Typical Ground Floor area = 48.35 sq m

TYPICAL FIRST FLOOR PLAN



Typical First Floor area = 48.35 sq m

TYPICAL GROUND FLOOR PLAN

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 TEL: 0114 2678959 OFFICE HOURS: 9am - 5pm MONDAY - FRIDAY

OFFICE HOURS: MONDAY - FRIDAY 9am - 5pm
 TELEPHONE: 0114 2678959

TITLE: PROPOSED DEMOLITION OF EXISTING HOUSE / GARAGE + ERECTION OF 5 NO DETACHED DWELLINGS WITHIN THE CURTILAGE OF - 269 SACKUP LAKE STAINCROSS BARNSELEY S75 5AX

CLIENT: MR E SWIFT esq
 DATE: SEPTEMBER 2022
 DRAWING NO: HED / 803 / 22 / b
 SCALE: 1 : 500

IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE THAT NO WORK OF ANY KIND IS TO BE CARRIED OUT ON SITE ON THIS PROJECT UNTIL:

- A FULL BUILDING REGULATION APPROVAL HAS BEEN GRANTED.
- THE CONTRACTOR HAS BEEN ADVISED OF ANY LOCAL AUTHORITY REQUIREMENTS FOR THE PROPOSED WORK AND HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
- THE CONTRACTOR HAS BEEN ADVISED OF ANY LOCAL AUTHORITY REQUIREMENTS FOR THE PROPOSED WORK AND HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
- ANY CONDITIONS RELATING TO THIS IS EXPLAINED BELOW - HOWEVER ANY NUMBER OF CONDITIONS MAY APPLY. EXAMPLE - BRICK OR ANY OTHER FACING MATERIALS OR ROOF COVERING MATERIAL SAMPLES WORK STARTS.

IF THE CLIENT OR CONTRACTOR ARE IN ANY DOUBT AS TO THE VALIDITY OF ANY OF THE ABOVE MATTERS RELATING TO THE WORK SET OUT ON THIS DRAWING THEN THEY SHOULD CONTACT HOUSE EXTENSION DESIGN LTD ON THE TELEPHONE NUMBER ON THIS DRAWING TO ENSURE THAT IT IS IN ORDER TO COMMENCE WORK.

CONTRACTORS INFORMATION WILL BE ACCEPTED FOR ANY WORK WHICH HAS NOT BEEN APPROVED BY THE LOCAL AUTHORITY. THE DRAWING WHICH HAS NOT BEEN APPROVED BY THE LOCAL AUTHORITY IS NOT VALID. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

THE CLIENT ACKNOWLEDGES THAT I HAVE RECEIVED A COPY OF THIS DRAWING AND THE WORKS SET OUT THEREON. I CAN CONFIRM THAT I HAVE READ AND UNDERSTAND THE PRELIMINARY RESPONSIBILITIES PRESENTING TO THE COMMENCEMENT OF WORK AND WITH RESPECT TO THE BOUNDARY. FURTHERMORE I CAN CONFIRM THAT ALL THE DETAILS CONTAINED WITHIN THIS DRAWING ARE ACCURATE AND CORRECT.

SIGNED: _____ NAME: _____ DATE: _____

AUTHORISED: _____

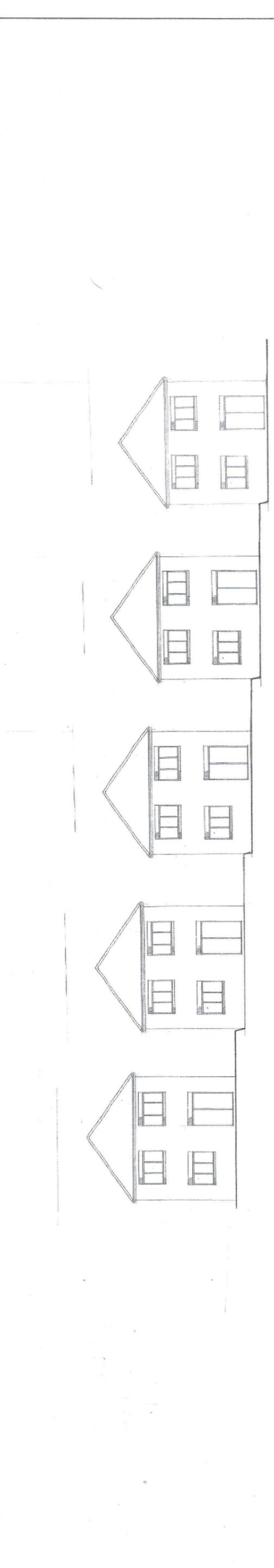
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IF IN DOUBT - ASK

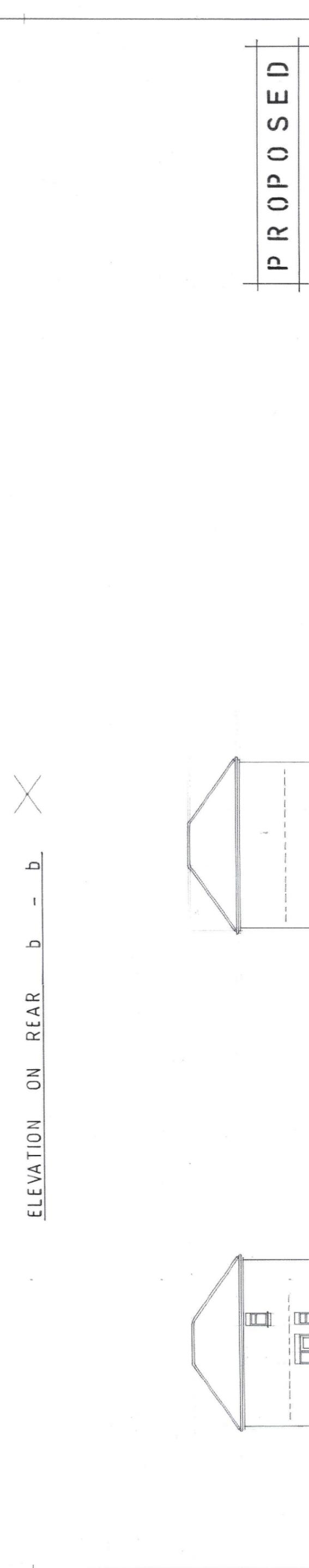
BEFORE THE COMMENCEMENT OF ANY WORK ON THIS PROJECT, IT IS YOUR PRACTICE FOR THE CLIENT OR BUILDER TO CONTACT THE LOCAL AUTHORITY TO ENQUIRE AS TO THE CURRENT STATUS OF THE PROJECT AND TO ENSURE THAT ALL REGULATORY PROCEDURES HAVE BEEN COMPLETED WITH REGARD TO THE WORK SET OUT ON THIS DRAWING. THE HIGHWAYS DEPARTMENT SHOULD BE CONTACTED IF ANY WORK IS TO BE CARRIED OUT ADJOINING A PUBLIC FOOTWAY OR HIGHWAY.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS OR SERVICES FOR THE WORK SET OUT ON THIS DRAWING. IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE THAT THE CONTRACTOR HAS BEEN ADVISED OF ANY SUCH REQUIREMENTS PRIOR TO THE COMMENCEMENT OF WORK. CERTAIN AMENDMENTS ARE OFTEN REQUESTED BY THE LOCAL AUTHORITY TO SATISFY REGULATORY REQUIREMENTS PRIOR TO APPROVAL. COMMENTS ON SUCH AMENDMENTS ARE TO BE MADE IN THE MARGINS OF THIS DRAWING. ANY AMENDMENTS MUST BE REQUESTED AS SET OUT BELOW.

LEGEND: STRUCTURAL ENGINEERS: PLANNING DEPARTMENT: BUILDING REGULATIONS: *



ELEVATION ON REAR b - b



ELEVATION ON C

P R O P O S E D

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OFFICE HOURS: MONDAY - FRIDAY 9am - 5pm

TELEPHONE: 0114 2678959

TITLE: PROPOSED DEMOLITION OF EXISTING HOUSE GARAGE + ERECTION OF 5th DETACHED DWELLINGS WITHIN THE CURTILAGE OF 269 SACKUP LANE STAINCROSS, BARNSLEY S75 5AX

CLIENT: MR. E. SWIFT 85q DATE: SEPTEMBER 2022

SCALE: 1:100 DRAWING NO: HED/803/22/D

DESIGNED BY: [Signature]

DATE: [Signature]

IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE THAT NO WORK OF ANY KIND IS TO BE CARRIED OUT ON THIS PROJECT UNTIL A FULL BUILDING REGULATION APPROVAL HAS BEEN GRANTED. ANY CONDITIONS RELATING TO THE WORKING AND CALCULATIONS OF STIFFNESS AS MAY BE APPROPRIATE HAVE BEEN DEPOSITED WITH AND APPROVED BY THE LOCAL AUTHORITY.

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Planning Statement in support of planning application for the demolition of the existing dwelling and erection of five detached dwellings on the site of "Roundhills", 269 Sackup Lane, Darton, Barnsley, S75 5AX

The proposal does not constitute a "major development" and therefore no formal Design and Access Statement is applicable or necessary in this case. However, the purpose of this statement is to explain the need for the development and how it accords with local and national planning policies. Other material considerations considered include the design and access issues. Also, consideration is given to the impact of the development upon the neighbouring dwellings and the street scene.

The existing dwelling is of an unexceptional design, having an unusual layout and largely "turns its back" to the street. The house is set well back from the road, within extensive gardens, which the applicant is finding it increasingly difficult to maintain and keep tidy, especially as his wife is now disabled and in need of purpose designed/specialist accommodation. He is therefore looking to relocate to more suitable single storey accommodation and is naturally anxious to maximise the opportunities for the sale of the site. In the circumstances, various agents/advisors have suggested that it may be appropriate to seek consent for the redevelopment of the site.

The application site is located within a predominantly residential area, which contains groups of detached and semi-detached houses and bungalows, which predominantly front onto the highway Sackup Lane. The locality comprises both individually designed dwellings, as well as groups of identical designed dwellings.

According to the Barnsley Local Plan (adopted January 2019) Darton comprises a part of the Barnsley Sub Regional Town, wherein most development should take place. The site is already in residential use, and it is clearly preferable and advantageous to achieve a more efficient use of the application site, especially if this might reduce pressure for alternative green field sites elsewhere to be utilised to meet the authority's housing need. In addition, the development will assist the council in meeting the Five-Year Deliverable Housing Land Supply target.

The site is in a sustainable location, on a bus route and accessible to nearby shops and community facilities. The dwellings will be built to meet the current insulation and heating standards, and accordingly will meet the requirements of Policy SD1 and the NPPF. The layout and dwellings have been designed such that the living conditions and residential amenity of the new and existing adjoining residents will be protected and will meet the relevant policy criteria contained in Policy GD1.

Each dwelling will have generous garden areas and will be served by a new vehicular access to Sackup Lane. Each has a generous drive length with adequate parking space for 2 or 3 cars, including a vehicle turning space. There is also the opportunity for garages to be provided, if required, to the side or rear of each house.

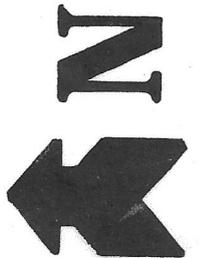
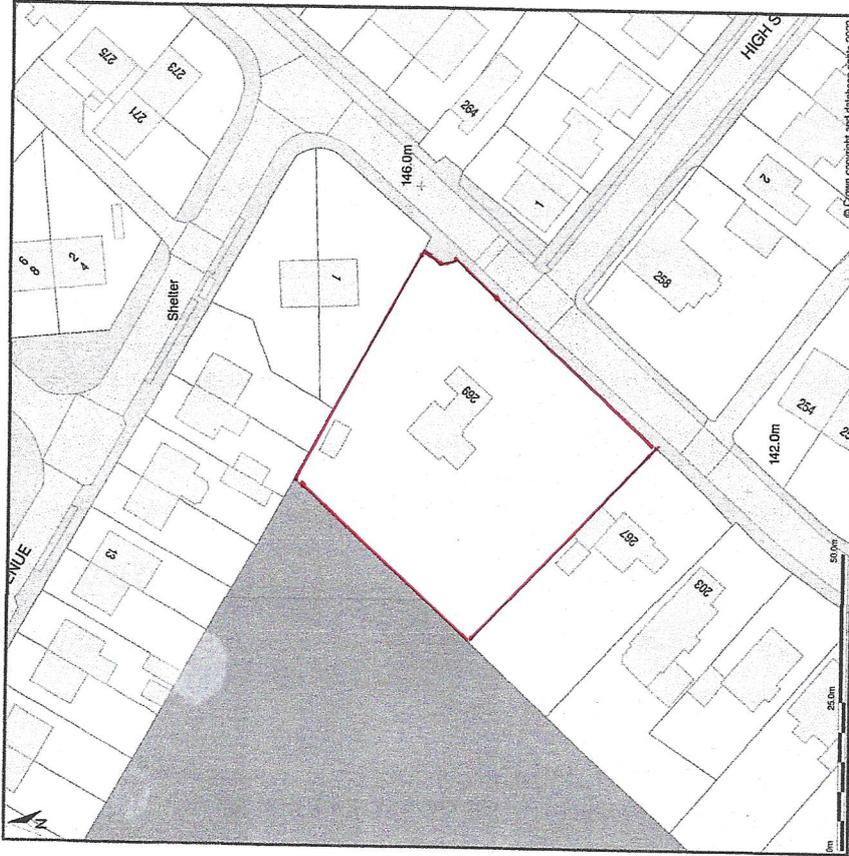
Disabled access to each dwelling will be provided in accordance with the requirements of the Building Regulations.

The dwellings are of an appropriate size and design for a family house, and which will be appropriate to the locality. The dwelling roofs are hipped, which is in keeping with the design of both the existing and neighbouring dwellings. It is accepted that the proposed dwellings are of an identical design. However, it should be noted that the building lines vary slightly, and in addition it is envisaged that more interest can be achieved by using a range of external facing materials such as different coloured facing bricks, or stone or rendered finishes etc. It is expected that such issues can be dealt with by the imposition of an appropriate planning condition on any consent.

A line of medium size garden trees exists along the site frontage and there are also groups of trees towards the rear of the land, and it is intended that these be retained wherever possible. If approved, new tree planting will be provided in appropriate locations, again in accordance with details to be submitted to and approved by the local planning authority.

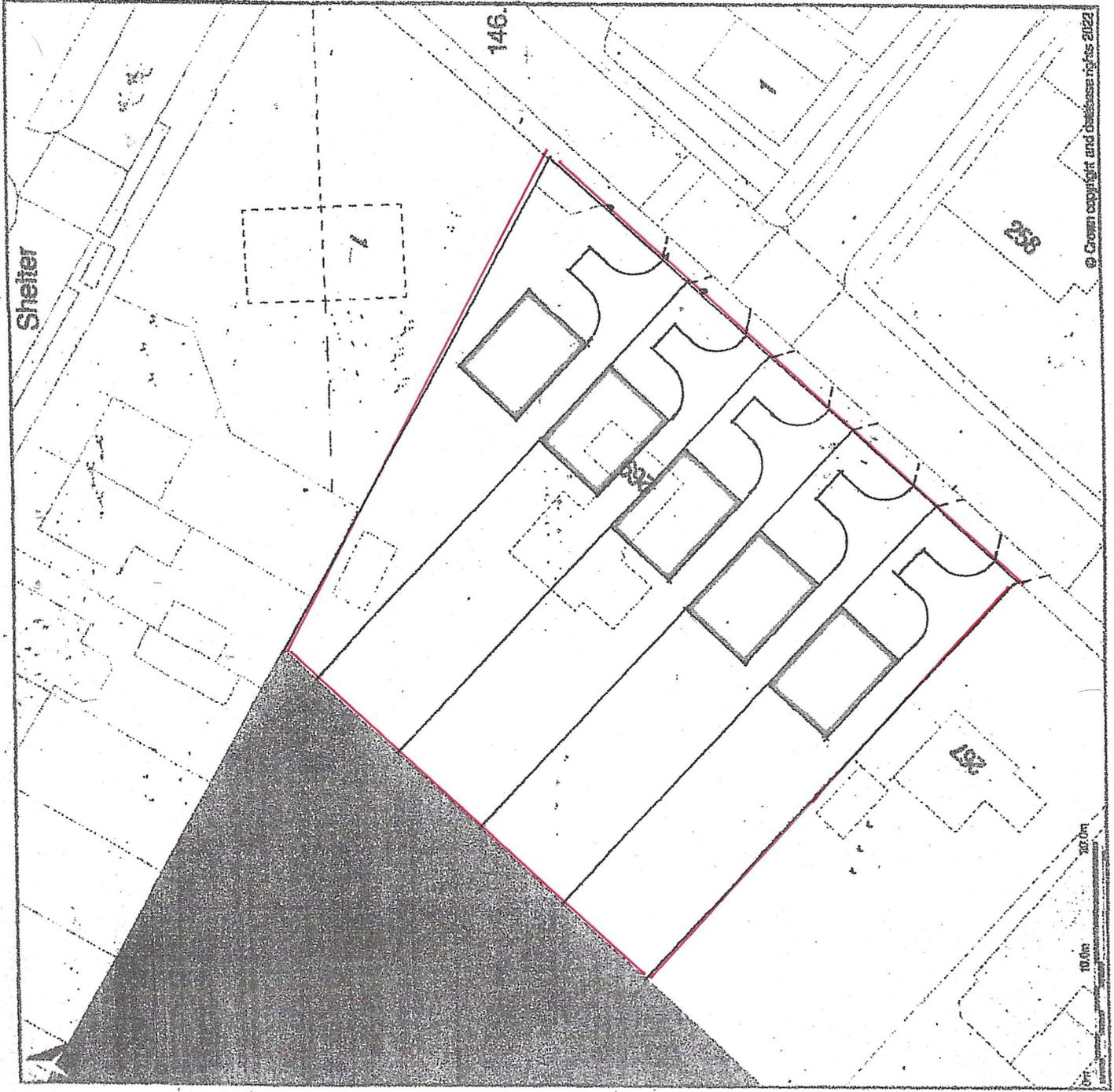
For the reasons elaborated above it is submitted that the development meets the relevant national and local planning policy considerations and should be supported.

Roundhills, 269, Sackup Lane, Darton, Barnsley, S75 5AX



LOCATION PLAN

Scale 1 · 1250



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SITE / LOCATION PLAN

Scale 1 : 500

