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PLANNING STATEMENT

RE: Change of use from former public house to café / diner & 3nr two bedroom flats and 1nr one bedroom flat

At: Former Collingwood Hotel, Furlong Road, Bolton-Upon-Dearne, Rotherham, S63 8JA

This planning statement has been put together so as to provide further information in relation to the A3 diner / café / restaurant business which forms part of the above development.

The type of products for sale at this establishment are proposed to be burgers, fries, milkshakes, ice creams, desserts, coffee & tea and the like. The business has a decent seating area and hopes to act as a community hub where local people can meet over lunch, coffee or desserts. Although the business will provide a takeaway service, this is not expected to outweigh the local customers visiting the premises.

The opening times for the business have not been fully decided, however will operate within the hours of 10am until 11pm, seven days a week. The restaurant would initially create 4 full time jobs and 6 part time jobs.

Above the retail unit, there is an existing flat rooftop area. This is proposed to provide independent amenity space for flats 2 & 4. Picnic benches along with some potted plants would make this an enjoyable area for the residents. A new fabricated staircase from the rear will enable access to this area. Amenity space for flats 1 & 3 would be located to the rear of the car park which would be fenced around for privacy. Please see associated plans for further details.