IF IN DOUBT - ASK

DO NOT SCALE

BEFORE COMMENCEMENT OF THIS PROJECT IT IS GOOD PRACTICE FOR THE CLIENT OR BUILDER 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 PLANNING OFFICER - 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

ALTERATIONS IF THE CLIENT (OR HIS OR HER APPOINTED CONTRACTOR) WISH TO MAKE ANY ALTERATIONS (MATERIAL OR OTHERWISE) OR DEVIATE IN ANY WAY FROM THE DETAILS & SPECIFICATIONS WHICH ARE SET OUT ON THIS PLAN THEY SHOULD CONTACT HOUSE EXTENSION DESIGN LTD IN ORDER THAT AMENDED PLANS CAN BE REPRODUCED & PRESENTED TO THE LOCAL AUTHORITY FOR CONSIDERATION BEFORE ANY OF THAT WORK IS UNDERTAKEN.

BUILDING MATERIALS NO BUILDING MATERIALS INCLUDING STEELWORK SHOULD BE ORDERED OR PURCHASED BEFORE FULL BUILDING REGULATIONS / PLANNING PERMISSION HAVE BEEN APPROVED / GRANTED (RESPECTIVELY) FOR THIS WORK SET OUT ON THIS PLAN (UNLESS MEANS THAT ANY CONDITIONS HAVE BEEN SATISFIED

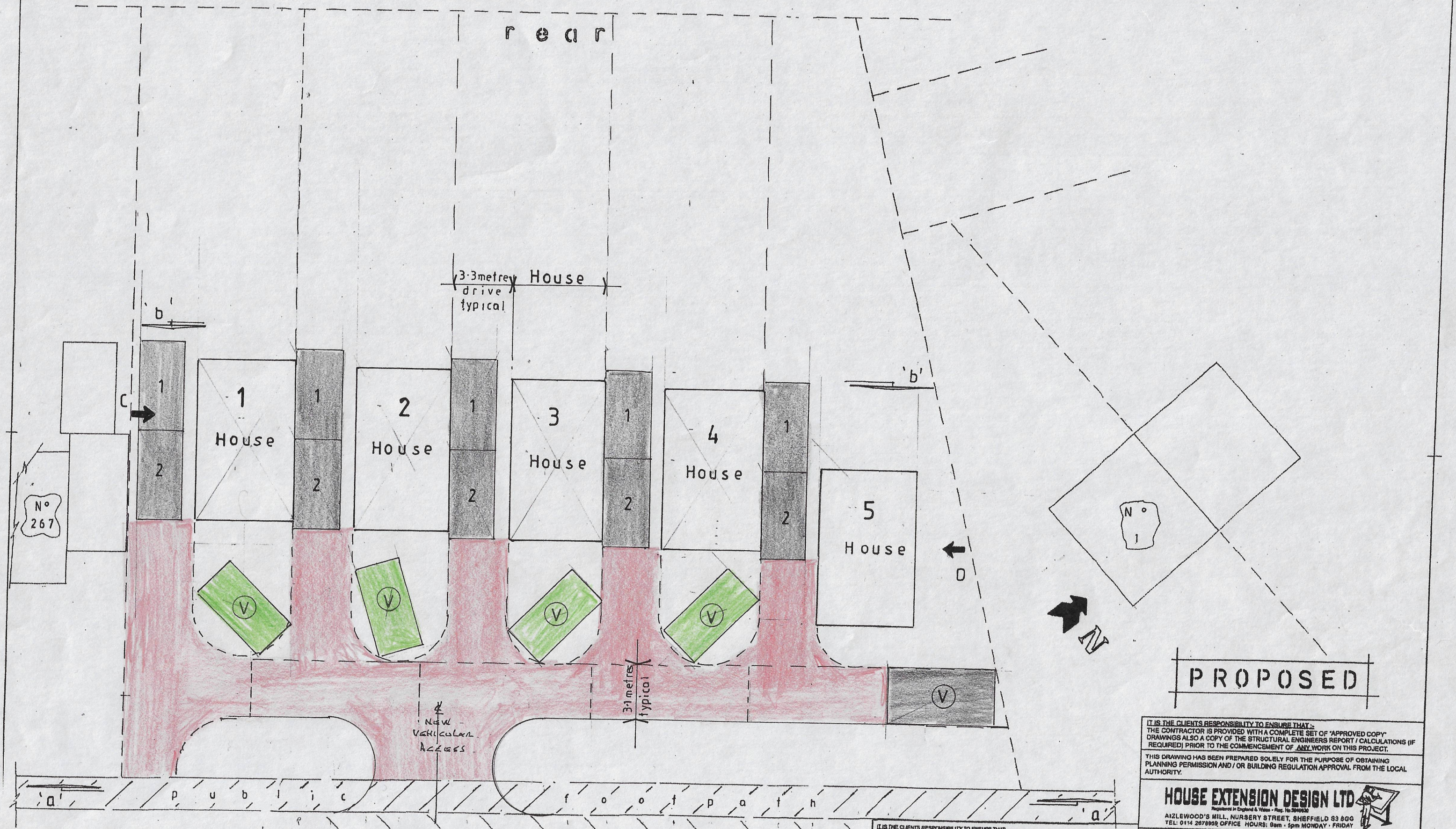
THE CONTRACTOR IT IS IMPERATIVE THAT ANY CONTRACTOR WHO UNDERTAKES ANY OF THE WORK SET OUT ON THIS PLAN IS QUALIFIED & COMPETENT TO DO SO. THE WORK DESCRIBED IN THE TITLE BLOCK ON THIS PLAN HAS BEEN SET OUT ON A SET OF ... DRAWING SHEETS. IT IS IMPORTANT THAT THE CONTRACTOR IS IN POSSESSION OF THE COMPLETE SET OF 'APPROVED COPY' PLANS TOGETHER WITH A COPY OF THE STRUCTURAL ENGINEERS REPORT / STRUCTURAL CALCULATIONS (IF ONE HAS BEEN REQUESTED). IT IS THE CONTRACTORS RESPONSIBILITY TO READ & UNDERSTAND THE "APPROVED COPY" PLANS & STRUCTURAL ENGINEERS REPORT / CALCULATIONS BEFORE ORDERING ANY MATERIALS OR UNDERTAKING ANY OF THE WORK DESCRIBED IN THESE PLANS / REPORT / STRUCTURAL CALCULATIONS

IF IN ANY DOUBT - ASK

AMENDMENTS REQUESTED BY LOCAL AUTHORITY

CERTAIN AMENDMENTS ARE OFTEN REQUESTED BY THE LOCAL AUTHORITY TO SATISFY REGULATORY REQUIREMENTS PRIOR TO APPROVALS / CONSENTS / PERMISSIONS BEING GIVEN OR CONDITIONS SATISFIED. THE "APPROVED COPY" PLANS WILL INCLUDE ANY AMMENDMENTS WHICH HAVE BEEN REQUESTED OR AGREED EACH AMMENDMENT WILL BE MARKED ACCORDING TO THE LOCAL AUTHORITY DEPARTMENT WHICH REQUESTED IT (AS SET OUT BELOW).

KEYING STRUCTURAL ENGINEERS - ● PLANNING DEPARTMENT - ▬ BUILDING REGULATIONS - ★



PROPOSED SITE PLAN

SACKUP LANE

PROPOSED

IT IS THE CLIENTS 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.

HOUSE EXTENSION DESIGN LTD
Registered in England & Wales - Reg. No 3940630
AIZLEWOOD'S MILL, NURSERY STREET, SHEFFIELD S3 8GG
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 5Nº DETACHED DWELLINGS WITHIN THE CURTILAGE of:- 269 SACKUP LANE STAINCROSS BARNSLEY S75 5AX

CLIENT MR E. SWIFT esq

DATE SEPTEMBER 2022

SCALE 1 · 200

DRAWING No. HED/803/22/a

DRAWN BY

CONTRACTORS INFORMATION NO RESPONSIBILITY WILL BE ACCEPTED FOR ANY WORK WHICH HAS NOT BEEN AUTHORISED BY THE LOCAL AUTHORITY. THE DRAWING WHICH HAS BEEN AUTHORISED BY THE LOCAL AUTHORITY WILL BE STAMPED 'APPROVED COPY' IN THE BOX MARKED 'AUTHORISED' AND SIGNED BY THE PERSON WHO PREPARED THE PLAN. DRAWINGS WHICH ARE NOT STAMPED 'APPROVED COPY' AND WHICH DO NOT BEAR THE SIGNATURE® SHOULD NOT BE USED FOR REFERENCE!

AUTHORISED

THE BOUNDARY IF ANY UNCERTAINTY EXISTS AS TO THE PRECISE LOCATION OF THE BOUNDARY - THEN HOUSE EXTENSION DESIGN LTD MUST BE CONTACTED BEFORE ANY WORK COMMENCES ON SITE IN ORDER THAT STEPS CAN BE TAKEN TO LOCATE THE BOUNDARY IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT NO 'RIGHTS OF WAY' OR EASEMENTS ARE AFFECTED BY THE WORKS SET OUT ON THIS PLAN

IMPORTANT INFORMATION ALL WORK TO BE CARRIED OUT TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY DISTRICT BUILDING SURVEYOR. DO NOT FORGET TO CONTACT THE LOCAL AUTHORITY DISTRICT SURVEYOR 2 WORKING DAYS BEFORE ANY WORK IS CARRIED OUT ON THIS PROJECT

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT:-
NO WORK OF ANY KIND TO BE CARRIED OUT ON SITE ON THIS PROJECT UNTIL:-
A. FULL BUILDING REGULATION APPROVAL HAS BEEN GRANTED.
B. 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.
C. FULL PLANNING PERMISSION HAS BEEN GRANTED.
D. ANY CONDITIONS RELATING TO THE PROPOSAL UNDER PLANNING PERMISSION HAVE BEEN SATISFIED - AN EXAMPLE OF THIS IS EXPLAINED BELOW - HOWEVER ANY NUMBER OF CONDITIONS MAY APPLY. EXAMPLE - BRICK OR ANY OTHER FACING MATERIALS OR ROOF COVERING MATERIAL SAMPLES TO BE DEPOSITED WITH AND APPROVED BY THE LOCAL AUTHORITY PLANNING DEPARTMENT BEFORE WORK STARTS.

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.

Dear Sarah

Proposed 5 Dwellings.
At: 269 Sackup Lane, Barnsley S75 5AX.

Thank you for your recent email sent via Rebecca Larder.

Please find attached a revised plan which addresses the concerns set out in the email – namely:-

- The shared drive has been increased to 3.1m wide.
- We propose driveways to each of the 5 no houses to be 3.3 wide to incorporate a pathway.
- We include provision for visitor parking/1 no per dwelling).
- All car parking spaces are 5m long x 2.5m wide.

It is proposed that houses 1 – 4 would incorporate a lawned front garden with provision for 1 visitor parking space. Each visitor parking space would be constructed using a plastic reinforced grid system (porous pavers or geo grids) which allow grass to grow through the grid whilst at the same time providing sustainable parking. House no 5 would have a parking space at the extreme end of the shared drive. All driveway car standing area's would be constructed using permeable tarmac.

I accept your apoligies regarding the lack of communication. Most of my career was practiced in a time when for many years if you wanted to speak to a Planning Officer you just picked up the phone and had a conversation. Regrettably this is no longer the case.

However, I do have digital records of all my telephone calls and note that on February 12th I rang the general telephone no 01226 773555. The customer services operator tried to connect me with Highways. No one picked up the phone, I tried 3 times – the last call was at 10.46am when I left a message for you to call me.

Having, been given the highways direct telephone no (01226 772612) I tried a further 5 times to contact you the last call was at 11.18am when I left a voicemail for you to call me. A final call and voicemail was left to 01226 772612 @ 1.45pm on the same day.

We then tried to email you later in the day to Sarahsharpe@barnsley.gov.uk (as suggested by Rebecca). At each attempt the email bounced back with the message "this email address cannot be found"

Finally if you do need any further amendments on alterations you can contact me on 0114 2687159 or 0114 2678959 my mobile number is 07739037822.

Kind Regards

Francis Collumbine (Agent)