PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Certificate of Lawfulness Application for Existing Use: 20 Springvale Grove, Penistone, S36 6DF

Supplementary Evidence

Written and prepared by Planning by Design on Behalf of Sharron Rowles

[redacted]

Statement regarding conservatory at 20 Springvale Grove

In 2006 I moved into 20 Springvale Grove Penistone Barnsley S366DF.

In August 2006 I requested a quote for a conservatory from MS Windows and Conservatories. On the phone I stated that I hadn't got planning permission yet and I was informed they would sort everything out.

Someone came out and measured my back garden, I was informed I couldn't have anything bigger than a quarter size of my garden. I received a phone call from MS Windows saying that I didn't require Planning permission and I could have a 12ft conservatory. From this phone call I presumed the person who measured my lawn was an inspector for the planning department. But I was not told this. MS Windows came out, measured up and gave me a quote. I booked them.

At this point I was led to believe that the planning department knew about my building, and I could have the size conservatory I wanted, and I didn't require planning permission.

As they were giving me a quote for the conservatory, I asked for the kitchen radiator to be moved in the kitchen. I requested a vertical radiator to be placed on the right-hand side of the French doors in the kitchen. MS Windows advised me that if the radiator was put in the conservatory, both the kitchen and the conservatory would be warm in the winter. The build went ahead.

I was informed that a building inspector would visit.

1x when foundations were built

1x when walls with insulation were built.

1x when conservatory were built.

Yet again I was led to believe that this inspection was done by the council.

When the building was complete, I received an invoice for the final payment and was told that all my planning documents and inspection details were in the package. - all documentation for a sale of the house in the future.

I had no course to look in the package.

Now as I am getting ready to retire and sell my house, I was getting my documents in order- i.e. windows, boiler, conservatory, kitchen appliances, bathroom, electric shower together for the sale. The package for the conservatory had only the details of the build, not council

MS WINDOWS & CONSERVATORIES

SIENNA/DAGAN HOUSE 196 SHEFFIELD ROAD, BIRDWELL, BARNSLEY
TEL: 0845 3708097

TECHNICAL INFORMATION

All the base work done to building regulations. Concrete footings to suit land requirments and DPC installed at slab level, the 10" dwarf wall including cavity built at approx.600mm height. Internal floor to be concrete or treated water resistant chipboard wood finish.

Conservatory roofs are produced using the very best quality products, aluminium ring beam with integral OG gutting approximatly 130mm deep and PVC-U cladded. Structural aluminium roof rafters are secured with bolts to the ring bead and 160mm aluminium ridge all cladded with PVC-U and finished with finial cresting. Millennium roofs are glazed with five walls 25mm POLYCARBONATE which gives the roof additional strength and much greater insulation of heat as well as noice.

All profiles have been designed, blended and extruded to give the optimum levels of performance and appearance, multi chambered in design with minimum 3.5mm external wall for extra strengh and insulation.

Substantial capital investment is required in extrusion machinery, specialist dies and tools, combined with a high degree of human skill and knowledge. To ensure that only the very best quality profile is produced, a strict quality checking procedure is carried out at all stages of manufature. Only PVC-U profiles manufactured in this way will ensure that your windows will give you the years of service and pleasure you will expect from them.

The manufacturing process is a combination of state of the art fabrication technology and a high degree of human craftman ship. Together they produce a perfect combination, producing the perfect product required of today's market, garneteeing not only weather fastness, but also colour stability, strength, durability, and security.

Majority of products are produced using 70mm PVC-U profile in white, mahogony, light oak, cream, green, red, blue, black, all foiled on white substrate.

All products are kite marked, high impact modified PVC-U compound which meets the requirements of BS 7413 and FENSA compliant, fully reinforced with exception of sash componants. All products are supplied with all weather-seals and gaspets and finest hardwear available. Every frame internally glazed and using 28mm (4-20-4) sealed units conforming to BS 6262 in respect of toughened safety glass and supplied by pilkinton

GUARANTEE

PVC-U PROFILE----------10 YEARS

GLASS UNITS----------5 YEARS

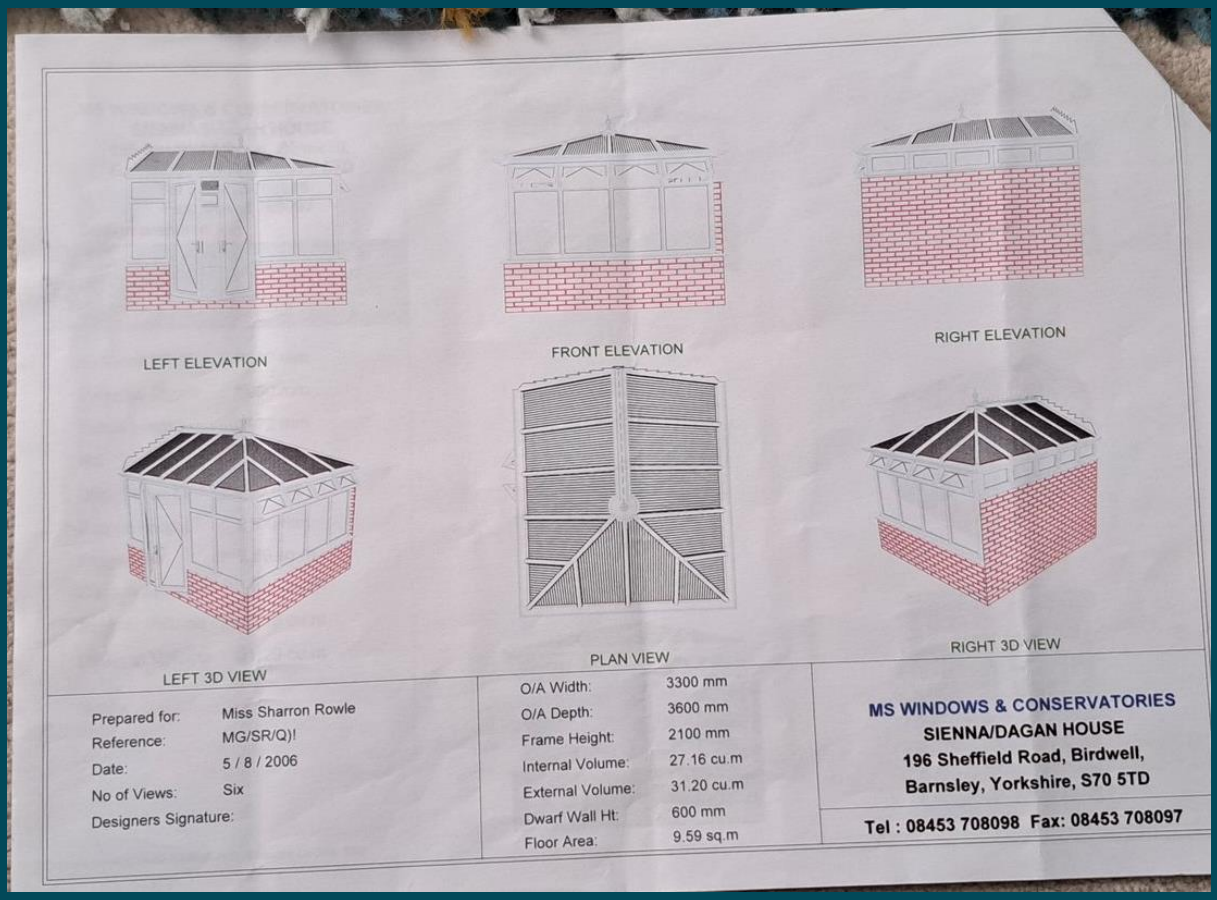
LOCKS, HANDLES, HINGES----------1 YEAR

INSTALLATION----------1 YEAR

(Above guarantee is subject to MS windows & conservatories guarantee terms & condition)

Cracked units, accident and severe weather damage, negligence wear and tear is not covered by guarntee.

MS WINDOWS AND CONSERVATORIES technical information and guarantee from 2006



MS WINDOWS AND CONSERVATORIES plans from 05/08/2006

MS WINDOWS & CONSERVATORIES
SIENNA/DAGAN HOUSE.
196 Sheffield Road, Birdwell,
Barnsley, Yorkshire, S70 5TD
Tel : 08453 708098
Fax: 08453 708097

Design prepared for:

Miss Sharron Rowle

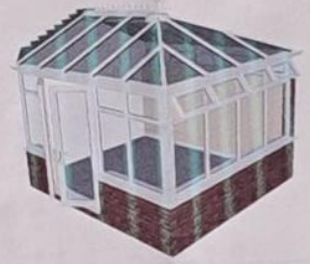
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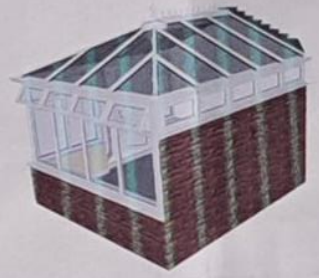
External Width:	:	3300 mm
External Depth	:	3600 mm
Ridge Height	:	2972 mm
Roof Pitch	:	25.0°
Dwarf Wall Ht	:	600 mm
Frame Height	:	2100 mm
Floor Area	:	9.59 sq.m
Base Area	:	11.88 sq.m
Internal Volume	:	27.16 cu.m
External Volume	:	31.20 cu.m

Notes:

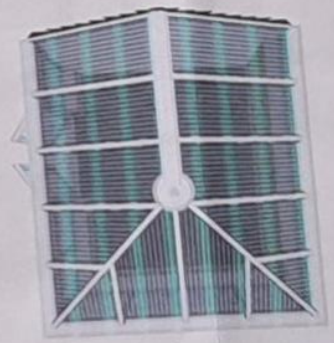












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MS WINDOWS AND CONSERVATORIES plans from 2006



Photograph showing conservatory interior