

Mr Chris Potter
44 High Street
Bolton-On-Dearne
Rotherham
S63 8LJ

Barnsley MBC Planning

Re: Planning Application No. 2018/0581

Further documents/submissions

Date: 13th July 2018

FAO Mr Nathan Denman / reallocated planning officer

Please find the attached documents which constitutes the following in order to address the concerns as previously outlined for the current application.

- a) Amended layout plans – considering the garage element as a ‘room’, the proposed building will now consist of 3 rooms rather than the original 4; the garage is resized to ensure a 3m width as required, rather than 2.9m as was; the maximum height of the building has been dropped so that it will be 0.5m lower than the existing dwelling to ensure the extension is subservient in nature.
- b) Area plans – the proposed building would now cover an area of 67.5m² rather than 75.8m² as originally planned; leaving an area of the rear land in the region of 111m² - as shown on the attached ‘Land Area Plan’ – i.e much less than 50% of the available land to the rear utilised for the extension.
- c) Emergency Turning Area Detail – the attached plans and photographs show the existing provision for this requirement from the highways perspective; it is worth noting that fire engines and bin lorries have already used this facility with no apparent issues (*this detail was not included originally as we didn't realise it would be required*).
- d) Parking Provision Detail – the attached plan illustrates what parking provision there is at present and what there will be in the future once the remaining land to the rear is paved; i.e. providing around double parking space than what is available at present (*again this detail was not included originally as we didn't realise it would be required*).

I trust this information is satisfactory to resolve the issues raised, however please do not hesitate to contact me for any further details that could assist in any way.

Yours sincerely

Chris Potter

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44a

TITLE: PARKING PROVISION
PROPOSED GARAGE/ANNEX
MR. CHRIS POTTER
44 HIGH ST. BOLTON-ON-DEARNE
ROTHAM S63 8LJ
DATE: 13TH JULY 2018
SCALE: 1:250

EXISTING PARKING PROVISION

(Proposed
Extension)

PROPOSED PARKING
PROVISION

11m
44

46

0

44a

TITLE: LAND AREA PLAN
PROPOSED GARAGE/ANNEX
MR CHRIS POTTER
44 HIGH ST., BOLTON-ON-DEARL
ROTHERHAM S63 8LJ
DATE: 13TH JULY 2018
SCALE: 1:250

EXISTING ALLOCATION OF
PRIVATE HIGHWAY 'EMERGANCY
TURNING AREA' — AS ILLUSTRATED
IN

Photo B

Photo A

Proposed
Extension
67.5m²

111m²

Area of land to the
rear of 44 High St. and
outside of proposed
extension.

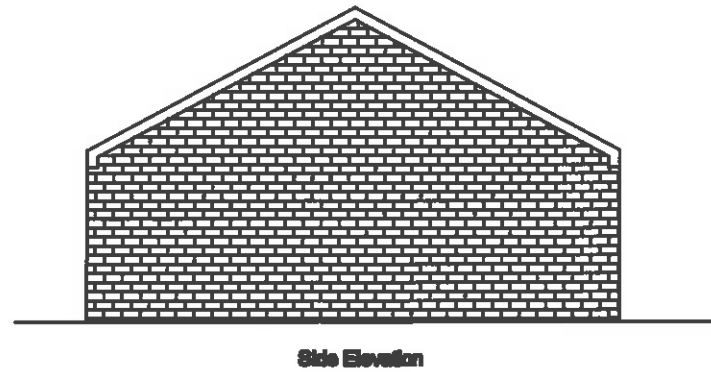
44

46

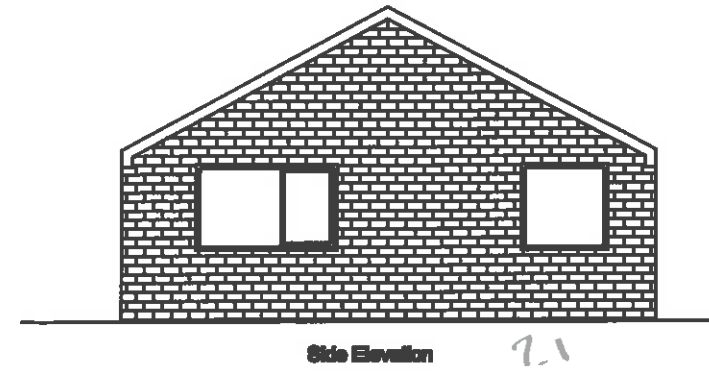
Photographs of Bursgaway Turning Area
Proposed Garage/Annex
Chris Potter 44 High St., Bolton-on-Deane
Rotherham S63 8LJ
Date: 13th July 2018



Photo A.

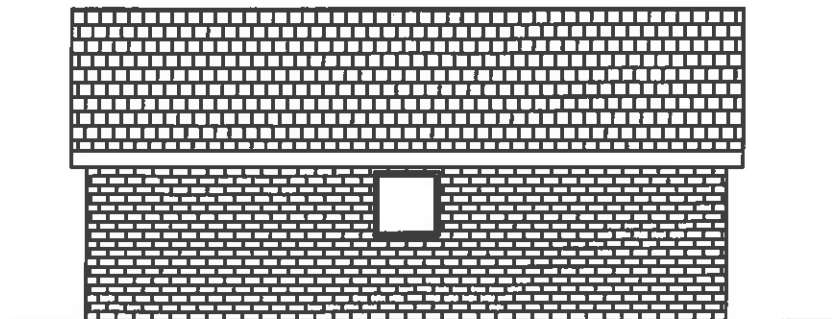


Side Elevation

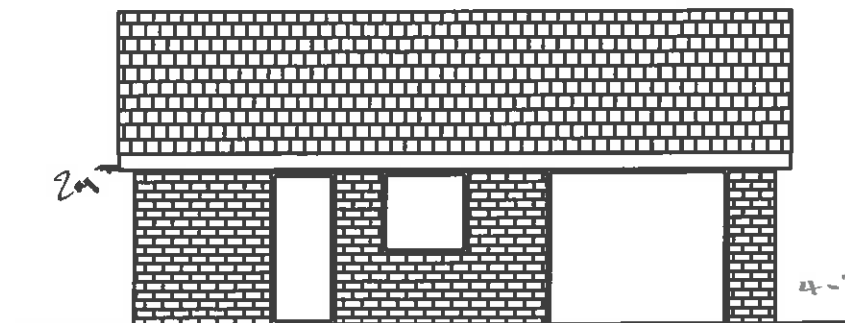


Side Elevation

7.1



Rear Elevation



Front Elevation

8.5

4.2

Planning Application

Proposed Annex with Garage

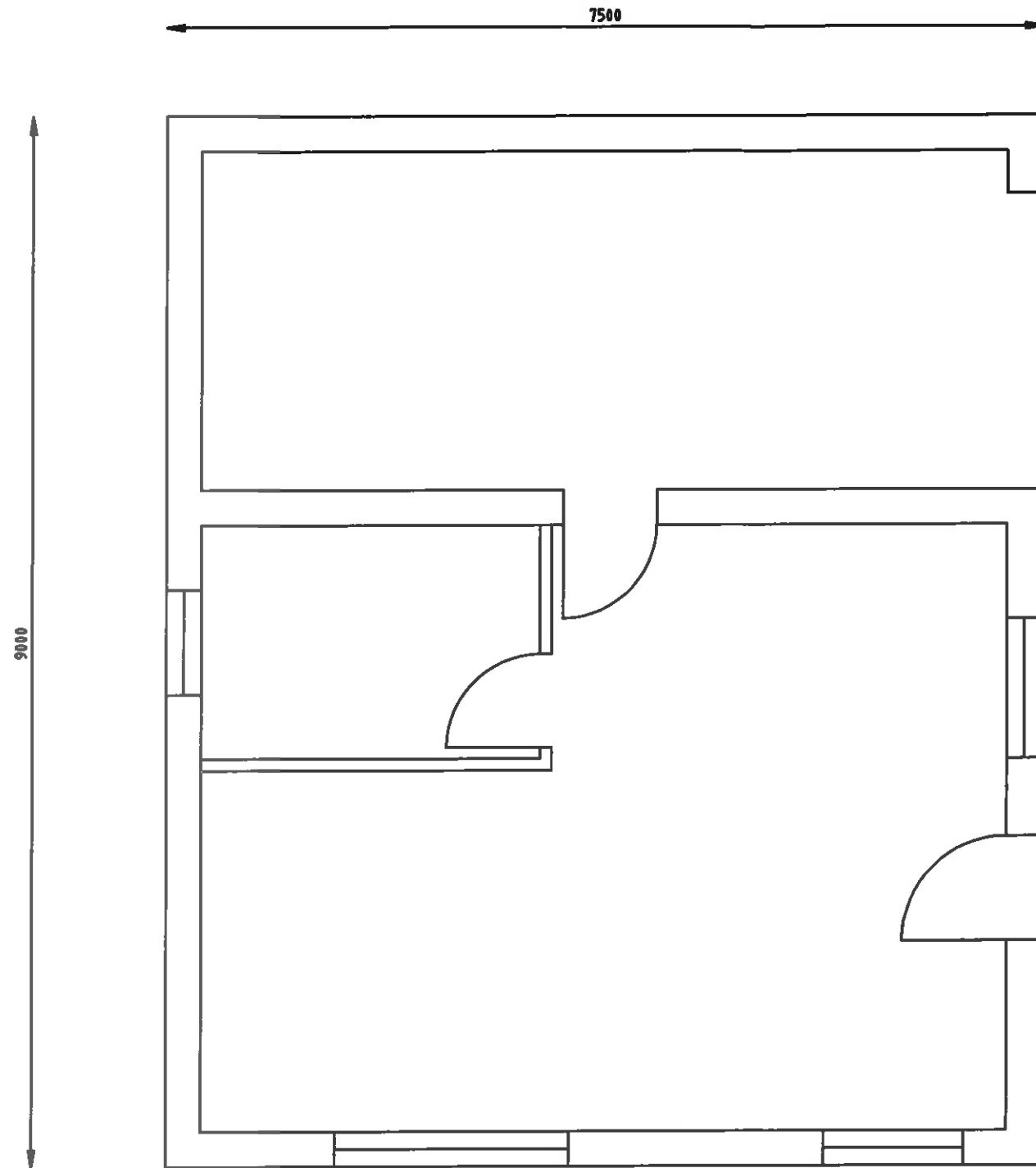
Mr C Potter
44 High Street
Bolton on Dearne
Rotherham
S63 8LJ

SCALE:
1:100

March 2018

REV:B

DRWG NO: CP3



Layout

Planning Application

Proposed Annexe with Garage

Mr C Potter
44 High Street
Bolton on Deane
Rotherham
S63 8LJ

SCALE:
1:50

March 2018

REV: B

DRWG NO: CP2