

NOTES

All efforts have been made in measuring existing site.
However the contractor / builder is responsible, for checking & confirming all given dimensions on site prior to pricing & works.

Extent of boundary ownership confirmed by applicant.

Proposal -

Outline Planning Application for -

Proposed Construction of 2No. New-Build Detached Dwellings on land to the rear of 5-7 Don Street, Penistone, S36 6HA to meet the applicants requirements and as illustrated on the outline application drawings.

Existing and Proposed Planning Use Class - C3 (Dwellinghouses)

1) GENERAL BUILDING NOTES

- All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
- All works within the contract and by the contractor must be carried out in such a way that all requirements under the Health and Safety at Work Act are satisfied and maintained.
- All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice etc. and with the requirements of all relevant and current Statutory Authority regulations.
- All structural calculations if required to be submitted by client appointed Structural Engineers and upgraded as necessary as works proceed to suit any clients requirements.
- The contractor must ensure and will be held responsible for the stability of the building structure at all stages of the contract.

2) APPROVED DOCUMENT A STRUCTURE

- All structural details and calculations if required to be submitted for approval to Building Control Authority by client appointed Structural Engineer.

OUTLINE PLANNING

A Red edge revised to include access up to adopted highway. 26/05/26 AM -

Rev	Description	Date	By	App'd
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Client
MR. ANDREW FINCH

Project
5-7, DON STREET
PENISTONE, S36 6HA

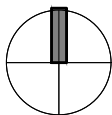
Drawing title
SITE LOCATION & EXTG.
SITE/BLOCK PLAN

Drawn by	Date	App'd
AM	04/26	-

Drawing no	Project no	Scale @ A3	Rev
EX-01	26-003	A.S.	A

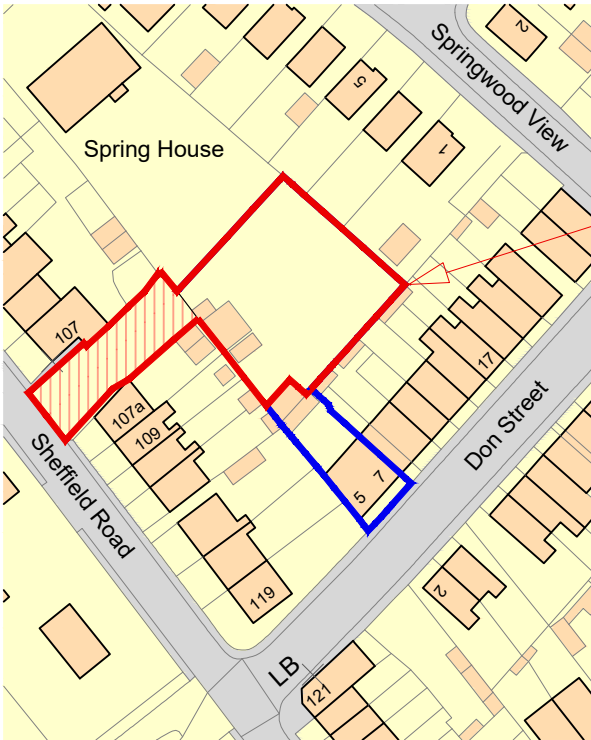
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NORTH



SITE

5-7, DON STREET
SPRING VALE
PENISTONE
SOUTH YORKSHIRE
S36 6HA



SITE LOCATION PLAN
SCALE - 1:1250

1:1250
0 10 20 30 40 50m
Scale

LEGEND:

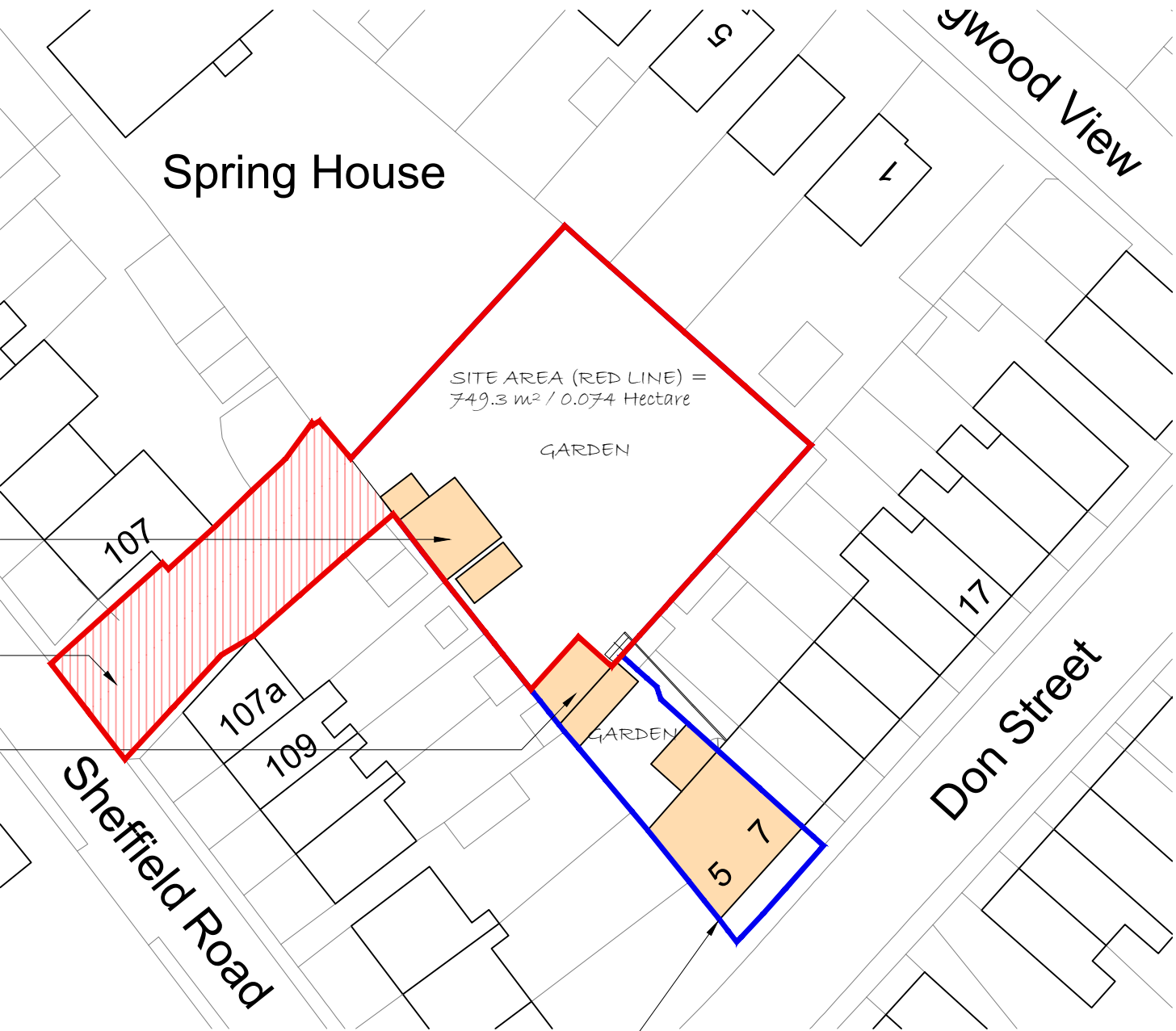
- RED LINE = OUTLINE APPLICATION SITE BOUNDARY.
- BLUE LINE = OTHER ADJACENT LAND OWNED BY THE APPLICANT.

SITE AREA (OUTLINE APPLICATION SITE BOUNDARY - RED LINE) = 749.3 m² / 0.074 Hectare

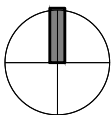
EXISTING OUT-BUILDING(S).

HATCHED AREA DENOTES UNADOPTED ACCESS ROAD (PRIVATE HIGHWAY).

EXISTING ANCILLARY DWELLING.



NORTH



EXISTING DWELLING
ADDRESSED 5-7 DON STREET.

EXISTING SITE/BLOCK PLAN
SCALE - 1:500

1:500
0m 5m 10m 20m
Scale

CDM 2015

RISKS

- RESTRICTED ACCESS TO SITE
- SITE WELFARE REQUIREMENTS
- SITE CLEARANCE
- INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES
- NEW FOUNDATIONS
- WORKING AT HEIGHT