

Henry Taylor

ARCHITECTURAL DESIGN & 2D & 3D VISUALIZATION
BUILDING & TOWN PLANNING CONSULTANTS
ACCESS AUDITORS
BUILDING CONTROL CONSULTANTS
PARTY WALL SURVEYORS

Building Surveyors

The Old Rectory, Rectory Road, Treswell, Retford, Nottinghamshire. DN22 0EH Tel: 01777 248153 Web:www.thesurveyor.co.uk

Planning Manager
Bassetlaw District Council
Queens Buildings
Potter Street
Worksop, Notts. S80 2AH

Wednesday, 27 July 2022
Our Ref: HTR01/112/20
Your Reference(s):20/001482/PREAPP/
22/00985/PREAPP

Dear Sir

RE : Proposed Single Storey Extension to form to form Hobby Room, WC/Shower Room and Utility to 9 Stonehill Close, Ranskill.

Further to our recent correspondence on the matter and to our Householders Enquiry Application under Planning Reference 22/00985/PREAPP , we enclose herewith a Householder Planning Application as advised

As you may recall, the original proposal as defined within our Householders Enquiry Application under Planning Reference : 20/001482/PREAPP related to a change of use of the existing garage and to a proposed rear extension as a result of the demolition of the existing utility room . The proposed change of use related to the conversion of the existing garage to form a hobby room through upgrading the thermal properties of the existing structure in accordance with the Building Regulations and Building Act. The proposed rear extension forming the enquiry was to provide provisions for a WC and to reinstate the utility room.

In reference to the above, an Full Plans Application was submitted to the Council as Building Control Authority under BC reference : DEX/21/00994 (the Notice of Passing of Building Plans forms part of the application).

On commencement of the construction works, it was determined that the existing single skin garage was both structurally and financially incompatible with the above application. On advice from the contractor, demolition of the existing structure was undertaken and a new structure constructed in cavity block work with external rendered finish to match the existing dwelling, as shown on the drawings.

Founder: J.H.Taylor
BA(Hons), Dip Surv, MRICS, MI Fire E
Chartered Building Surveyor
Chartered Building Control Surveyor
Fire Engineer

Partner: D.H.Taylor
Architectural Design
Computer Generated 2D & 3D
Visualisation
Planning and Building Regulation
Matters

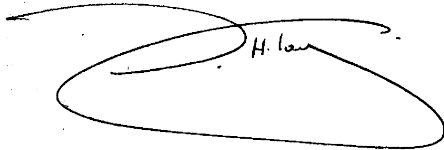
However, the following amendments have been made to the design:

- Removal of the passageway entrance door to the front elevation
- Rear external wall extended onto existing dwelling with rear access door (this removes the need for the covered recessed area on original plan)
- Additional window within side elevation giving natural light to the WC compartment (opaque glazing) with the boundary fence retained as existing.
- Removal of the internal passageway as noted in the original scheme (unheated) allowing the existing external bungalow walls abutting the proposal to be thermally upgraded as a result of the proposal.
- The proposal is as set back from the front elevation creating a break line as detailed within the application where previously it was flush with this elevation .

Forming part of the application are photographs of the front and rear of the extension forming this application for your reference.

Should the Council as Local Planning Authority require additional information or details to determine the application , please let us know .

Yours faithfully

A handwritten signature in black ink, appearing to read 'H. Taylor', is written over a large, loopy scribble that forms a large, irregular oval shape.

D.H.Taylor

For and on behalf of Henry Taylor Building Surveyors
Enc.

Photograph 1 . Showing the Existing / New Construction - Front Elevation



Photograph 2 . Showing the Existing / New Construction - Rear Elevation

