

Planning Services
Bassetlaw District Council
Queen's Buildings
Potter Street
Worksop
Nottinghamshire
S80 2AH

Date: 5th December 2023
Our Ref: PH/464/23
LPA Ref: TBC

Dear Sir/Madam

THE ERECTION OF A PROPOSED GARAGE AND GARDEN STORAGE BUILDING ON LAND AT WELHAM HOUSE, MAIN STREET, WELHAM, NOTTINGHAMSHIRE, DN22 0SJ.

My client, Tyrone Vernon, has instructed me to submit this full planning application to you for consideration.

The application has been submitted electronically and comprises of copies of the following document and plans in addition to this letter. The Planning Statement provides the full justification for the development in terms of national planning guidance and local planning policy. Unless stated, all drawings are by Linstyle Studio:

- Planning application forms and site ownership certificates*
- Site location plan at 1:1250 scale*
- Existing site layout plan at 1:500 scale*
- Proposed site layout plan at 1:500 scale*
- Proposed floor plan and elevational details at 1:100 scale*
- Planning Statement by The Planning Hub*

*Denotes an online submission via the Planning Portal

The fee for this planning application is based on the floor area to be created by the proposed garage and garden storage unit (at £462 per 75m², or part thereof). The floor area created will be 62.8m², so the planning application fee in this case will be the base fee of **£462**.

This fee will be paid by the applicant at the time of the submission of the application via the Planning Portal.

The proposal is considered to accord with the provisions of the revised National Planning Policy Framework and the National Planning Practice Guidance at a national level, along with the relevant policies contained within the adopted 'Development Plan' at a local level, for the reasons set out in the submitted Planning Statement.

I trust that this application is complete and can be registered without delay.

I look forward to the receipt of your acknowledgement of the registration of the application in due course and it would be appreciated if you could keep me informed on the progress of the application as it moves forwards.

Yours faithfully



Matt Hubbard

PG Dip TP, MRTPI
Director

Encs - Drawings and Documents as Listed