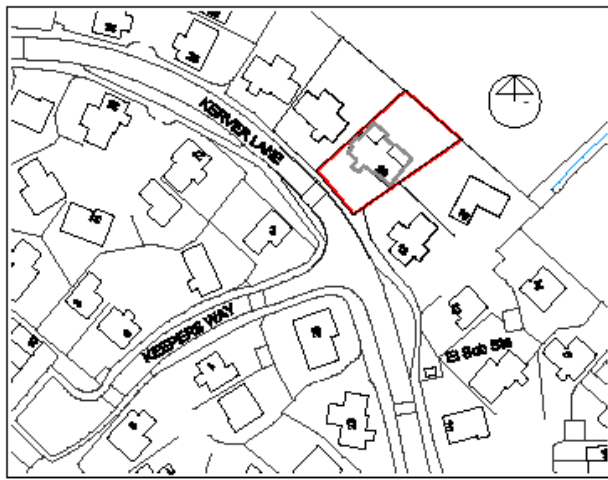




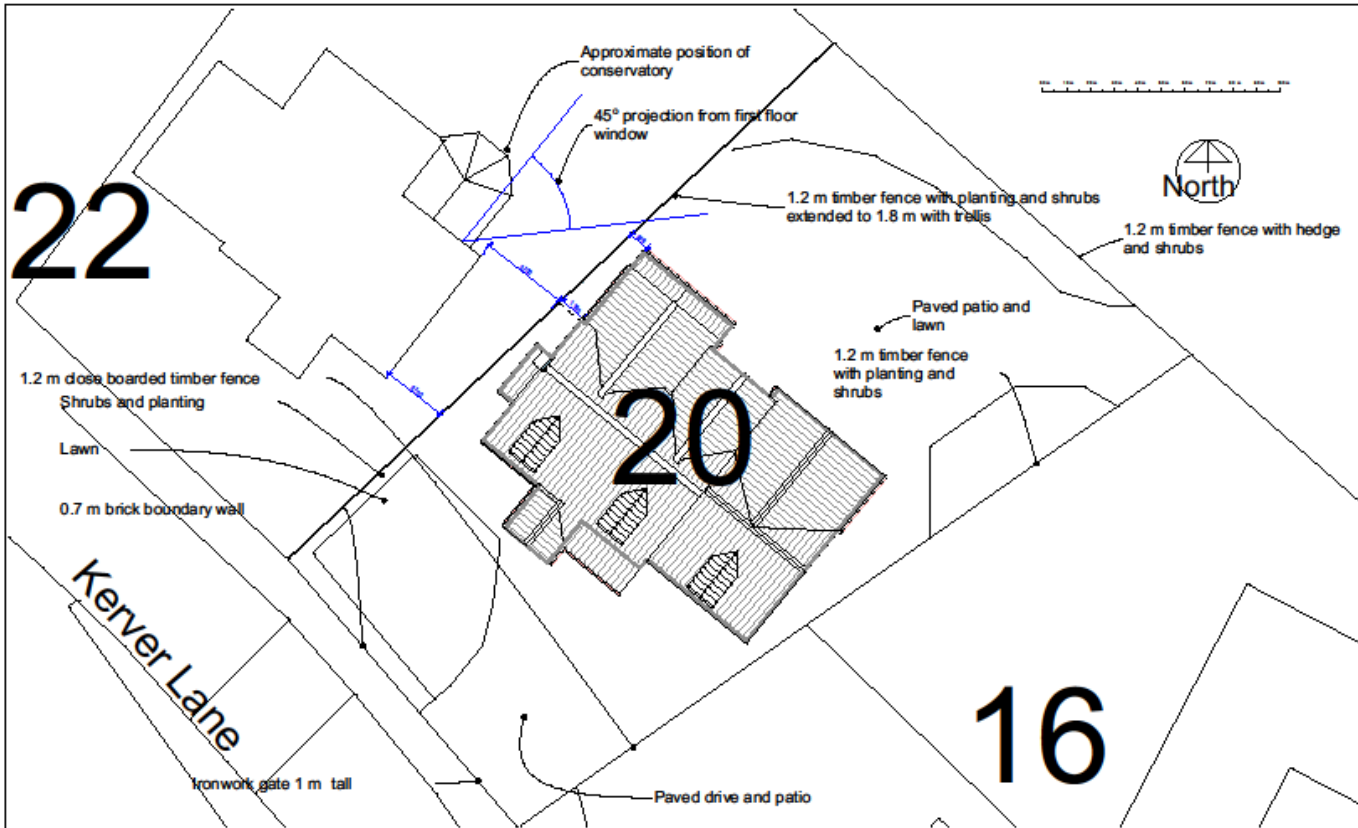
## Area Planning Sub-Committee

21/02659/FUL

20 Kerver Lane Dunnington



Location Plan  
Scale 1:1250 @ A4



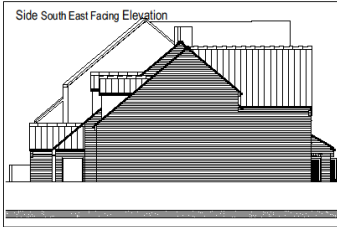
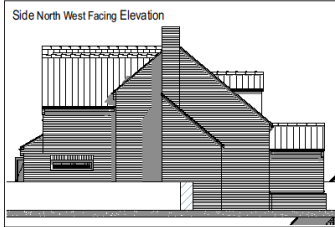
Site Plan  
Scale 1:200 @ A4

**PLANNING NOTES**  
 Do not scale or copy more than 50% of this drawing for any other purpose. All dimensions, distances and positions shown on this drawing are to be taken as indicated. It is the responsibility of the applicant to ensure that the drawing is correct and that it is in accordance with the relevant planning legislation.  
 The drawing is prepared for the purpose of providing information to the planning authority and is not to be used for any other purpose.  
 THE APPLICANT'S RESPONSIBILITY  
 The applicant is responsible for ensuring that the drawing is in accordance with the relevant planning legislation and that it is in accordance with the relevant planning legislation.  
 THE PLANNING AUTHORITY'S RESPONSIBILITY  
 The planning authority is responsible for ensuring that the drawing is in accordance with the relevant planning legislation and that it is in accordance with the relevant planning legislation.  
 THE APPLICANT'S OBLIGATIONS  
 The applicant is responsible for ensuring that the drawing is in accordance with the relevant planning legislation and that it is in accordance with the relevant planning legislation.  
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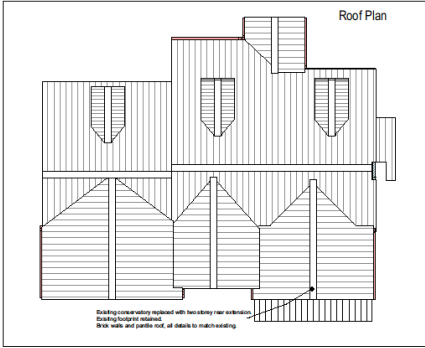
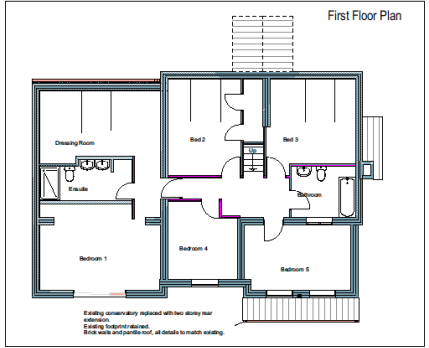
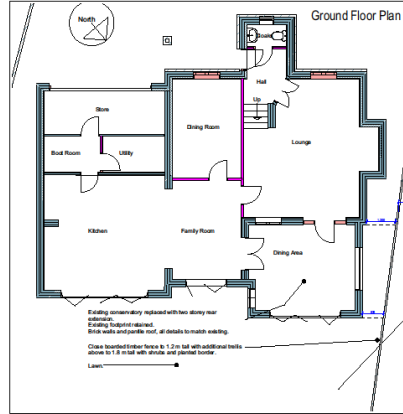
Rev B 14-02-2022 First Floor extension projection reduced.  
 Distances of both dwellings from boundary adjusted to site dimensions.  
 Rev A 15-12-2021 Roof layout indicated

**The Planning & Design Associates**  
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 Telephone 01759 373656 Fax 01759 371810  
 E-mail: pdainquiries@hpdassociates.co.uk  
 www.thepda.co.uk

<b>Client</b> Mr and Mrs M Machin 20 Kerver Lane, Dunnington, York YO19 5SH	
<b>Project</b> Two Storey Rear Extension 20 Kerver Lane, Dunnington, York YO19 5SH	
<b>Drawings</b> Site and Location Plan	
<b>Date</b> Dec 2021	<b>Drawn by</b> J.M.
<b>Scale</b> 1:250, 1:200 @ A4	<b>Check by</b> B.
<b>Discipline</b> Planning	
<b>Project No.</b> MAC-546-05-12	



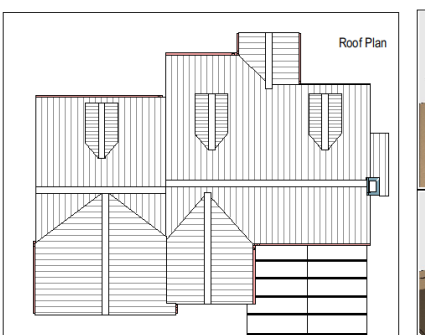
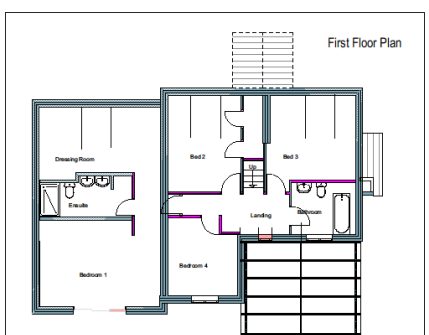
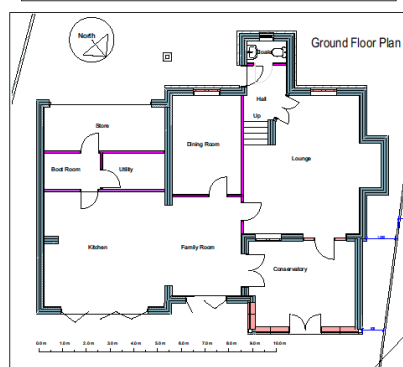
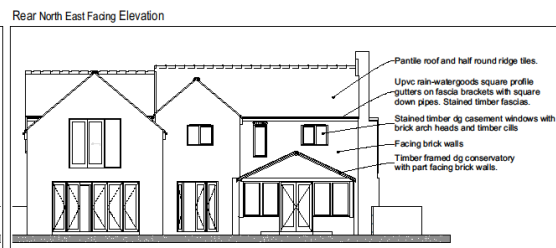
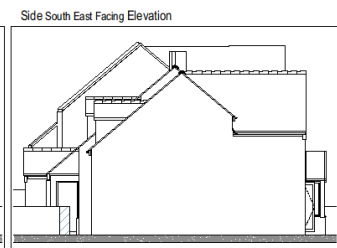
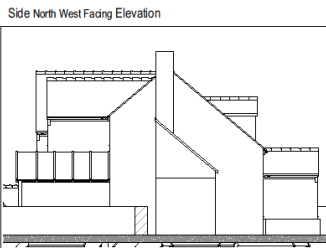
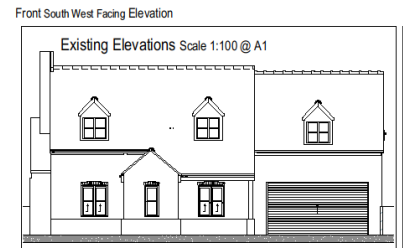
Proposed Elevations Scale 1:100 @ A1



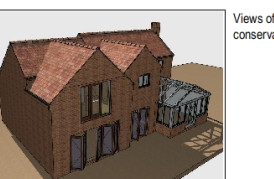
Proposed Plans Scale 1:100 @ A1



Views of proposed extension



Existing Plans Scale 1:100 @ A1



Views of existing conservatory

**PLANNING NOTE:**  
Please note any measurements from this drawing for construction purposes. All dimensions for fabrication and construction must be checked on site. Scheduling of items must be checked to avoid interference with all infrastructure available to avoid weather when working. Any drawing discrepancies must be reported immediately. This drawing is provided for copyright and must not be copied or reproduced without the written consent of The Planning & Design Associates.

**NEIGHBOURHOOD CHARACTER REQUIREMENTS:**  
PROPERTY REQUIREMENTS: The proposed development must be in accordance with the character of the area and the surrounding area. The proposed development must be in accordance with the character of the area and the surrounding area. The proposed development must be in accordance with the character of the area and the surrounding area.

**THE PARTY WALL ACT 1996:**  
The Party Wall Act 1996 requires any requirement for Planning Permission or Building Regulation Approval for any work undertaken. Likewise, having Planning Permission and/or Building Regulation Approval does not exempt the requirement to notify the Party Wall Act. The Party Wall Act 1996 gives you the right and responsibility to ensure the risk of the wall you are on is, whether you are planning doing work on a relevant structure or if your neighbour is.

The Party Wall Act comes into effect if someone is planning to do work on a relevant structure, for the purposes of the Act 'party wall' does not just mean the wall between two residential properties, it covers:  
\* A wall forming part of any building that abuts on the boundary that separates two adjacent properties.  
\* A wall which is common to two (or more) properties, this includes where someone both a wall and a neighbour who own both adjoining buildings.  
\* A garden wall, when the wall is within the boundary line for the house against all and is used to support the property but is not part of any building.  
\* Fences and railings of fences.  
\* Fences near to a neighbouring property.

As with work affecting neighbours, it is often better to reach a friendly agreement rather than resort to any law. Even when the work requires written notice, it is better to reach an agreement than the intended work, consider the neighbour's concerns, and amend your plans (if appropriate) before serving the notice. If there is any building plan or other planning in force, check it or get your own.

Rev C 14-02-2022: Distances of both dwellings from boundary adjusted to site dimensions.  
Rev B 04-02-2022: First floor extension projection reduced by 85 mm.  
Rev A 01-02-2022: Dining room window changed to high level slot window.

**The Planning & Design Associates**  
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**Client**  
Mr and Mrs M Machin  
20 Kerver Lane, Dunnington, York YO19 5SH

**Project**  
Two Storey Rear Extension  
20 Kerver Lane, Dunnington, York YO19 5SH

**Drawing**  
Existing and Proposed Plans, Elevations and Views

Date	Dec 2021	Drawn	SD
Scale	1:100 @ A1	Rev	C
Sheet	Planning		
Drawn by	MAC-546-05-11		