

Keepers Cottage,

Dauby Lane,

Kexby,

York,

YO41 5LH

Tel: 

Dear Madam/Sir,

Following advice from the Planning Officer for Application 23/01126/FUL this new application follows the profile of the existing house but is subservient in both height and width.

We have included a Unilateral Undertaking to ensure that permitted volume cannot exceed that referred to in this application and 23/00296/FUL cannot be constructed in addition to this proposal.

For background, we are applying for a single 4m side extension and demolition of the existing porch, instead of the previously granted 3m extensions to the side and rear of the property. Previously granted permission (22/00075/FUL) corresponded to an increase in footprint of 22.4m², and previously granted permission 23/00296/FUL corresponded to an increase of 26.1m². Combining the footprint of both granted extensions would be 48.5m². The proposed extension in this application is 47.6 m², with an overall smaller footprint and a proportionally lower volume increase as there is no second storey over the lean to.

The openness of the greenbelt will not be reduced less than the previously granted extensions to the east and south, as the footprint and volume are lower.

Regards,

Eleanor & Matthew Bray