

# PDA

## The Planning & Design Associates Planning.. Architecture.. Interiors.. Landscape

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### SUPPORTING STATEMENT

#### ABE-531-03-DAS

### PROPOSED REDUCTION TO APPROVED SCHEME FOR SIDE AND REAR EXTENSIONS TO COMPLY WITH RESTRICTIVE COVENANT AT 4 HALL CLOSE, WHELDRAKE, YORK YO19 6GB

Date November 2023

### INTRODUCTION



Google Earth aerial view of site



This supporting statement is to accompany a variation of condition application for the approved scheme reference 20/02486/FUL, approval dated 1<sup>st</sup> March 2023, which is for a two storey side extension and single storey rear extension.

Since the scheme was approved, it has come to light that there is a restrictive covenant which restricts development beyond the line indicated on site plan ABE-531-03-18 which the applicant was unaware of at the time of the application.

The revised scheme as indicated on the submitted drawings show the rear logia removed and the projection of the 'main' rear extension reduced by 0.5 m to comply with the covenant. The remainder of the scheme is not altered.

The use will remain as the approved scheme, along with the Layout. The reduction in the projection of the rear extension slightly reduces the scale and impact of the scale of the proposals on the neighbouring property and similarly, the landscaping scheme will be adjusted and incorporate the previous logia area as an outside barbeque area.

Access and flood risk are not altered by the revised scheme.