



Approved loggia removed and projection of rear extension reduced to 6.0 m to comply with restrictive covenant.

Wheldrake Hall

Land Registry Plan Showing Area of Restrictive Covenant.

PLEASE NOTE:
Do not scale any measurements from this drawing for construction purposes. All dimensions for fabrication and manufacture must be checked on site. Scheduling of items must be checked in close reference with all information available to avoid mistakes when ordering. Any drawing discrepancies must be reported immediately. This drawing is protected by copyright and must not be copied or reproduced without the written consent of The Planning & Design Associates.

WARNING TO HOUSE PURCHASERS
PROPERTY MISDEVELOPMENT ACT 1991
Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the specified matters prescribed by order made under the above act. The contents of this drawing may be subject to change at any time and alterations and variations may occur during the progress of the work without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. We do the contents of this drawing constitute a contract, part of a contract or a warranty.

THE PARTY WALL ACT 1996
The Party Wall Act does not affect 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 requirements under the Party Wall Act. The Party Wall Act 1996 gives you rights and responsibilities whenever the side of the wall you are on i.e. whether you are planning to 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 semi-detached properties, it covers:

- * A wall forming part of only one building but which is on the boundary line between two (or more) properties.
- * A wall which is common to two (or more) properties, this includes where someone builds a wall and a neighbour subsequently builds something butting up to it.
- * A garden wall, where the wall is on the boundary line for both up against it and is used to separate the properties but is not part of any building.
- * Fences and outbuildings of any one.
- * Excavation near to a neighbouring property.

As with all work affecting neighbours, it is always better to reach a friendly agreement rather than resort to any law. Even where the work requires a notice to be served, it is better to mutually discuss the intended work, consider the neighbour's concerns, and amend your plans (if appropriate) before writing the notice. If there is any doubt please consult Planning & Design Associates or a party wall surveyor.

Proposed Plan
Scale 1:500 @ A3

The Planning & Design Associates
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Mr and Mrs P Abell 4 Hall Close, Wheldrake, York YO19 6GB	
Project	
Extensions and Alterations to Dwelling 4 Hall Close, Wheldrake, York YO19 6GB	
Drawing	
Proposed Plan Showing Extent of Restrictive Covenant in Relation to Rear Extension	
Date	Drawn
April 2023	sd
Scale	Rev.
1:500 @ A3	
Item	
Planning	
Dwg No.	
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