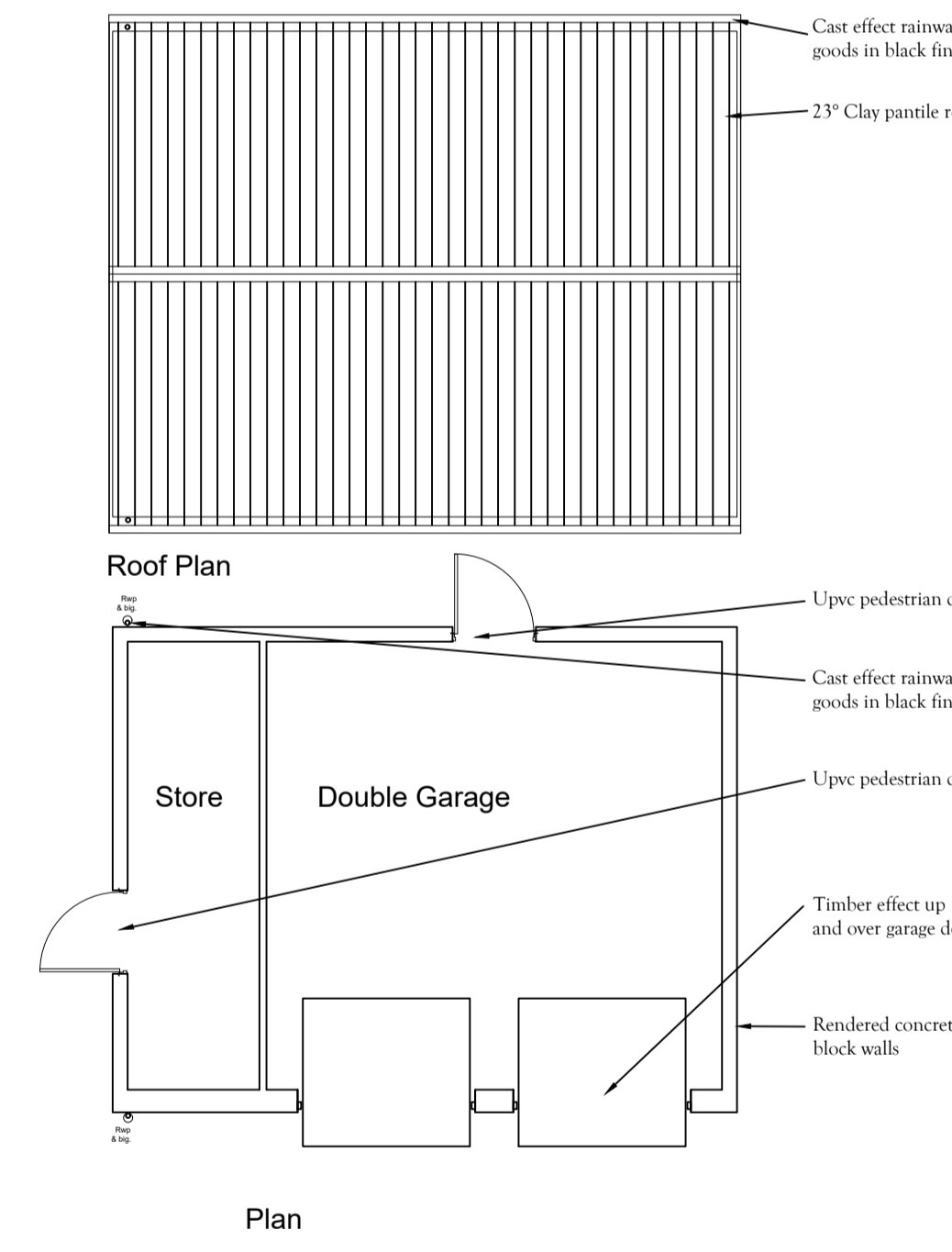
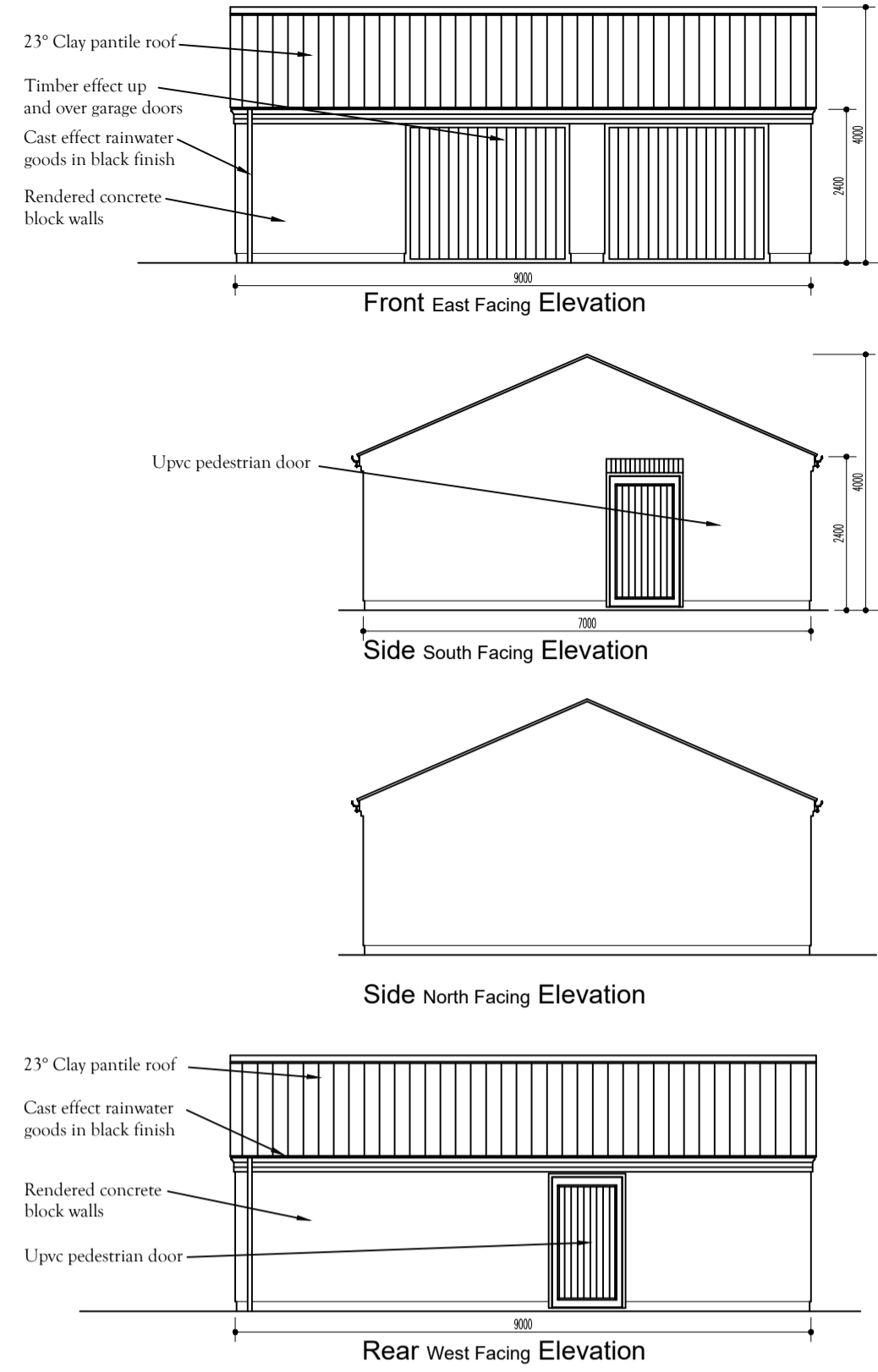
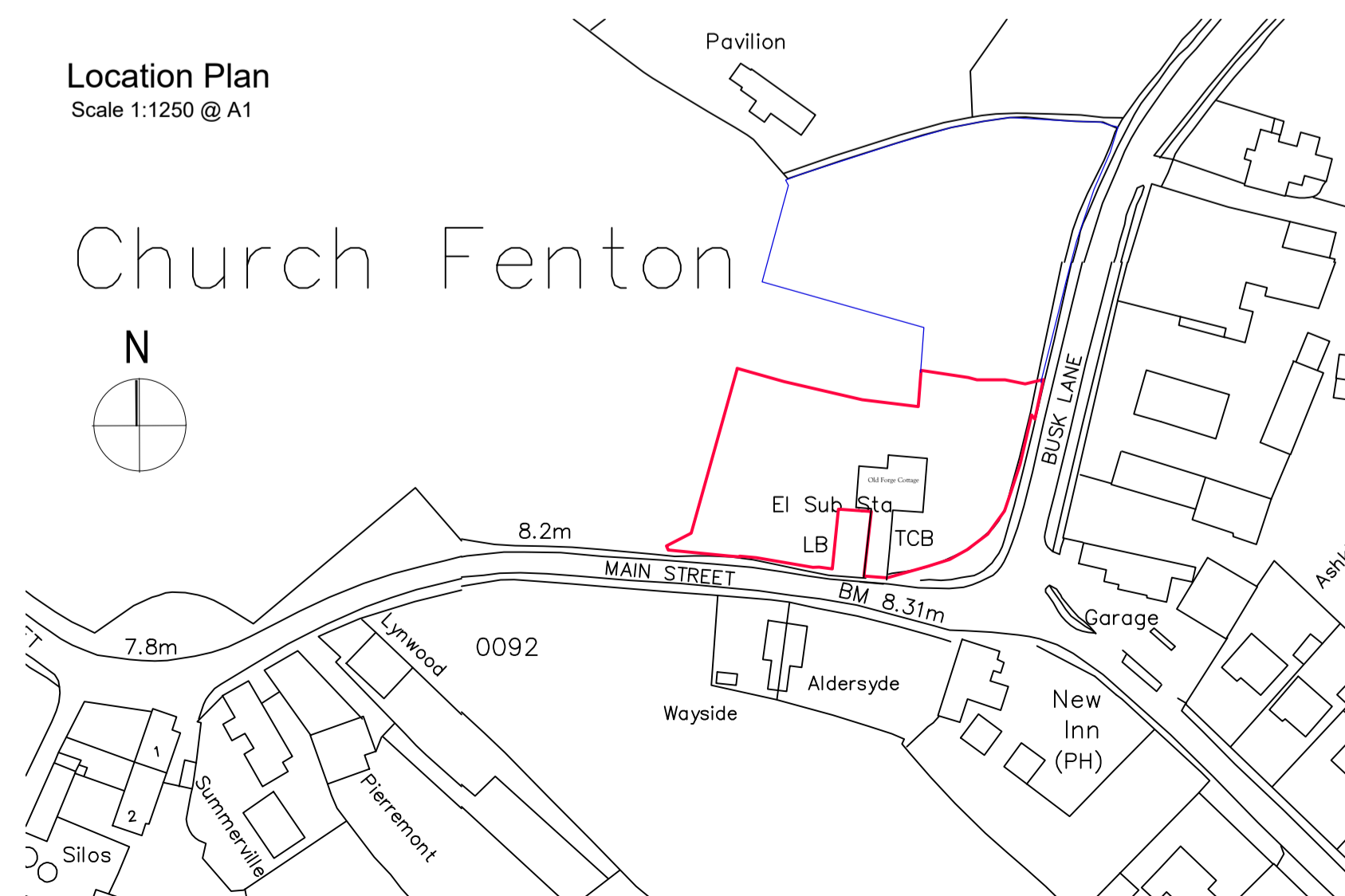


Elevations and Plans
Scale 1:100 @ A1



Location Plan
Scale 1:1250 @ A1



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 & cross referenced with all information available to avoid mistakes when ordering. Any drawing discrepancies must be reported immediately. This drawing is provided by copyright and must not be copied or reproduced without the written consent of The Planning & Design Partnership Limited.

WARNING TO HOUSE PURCHASERS
PROPERTY MISDESCRIPTIONS ACT 1993
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 can 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. See 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 negate 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 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 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 built a wall and a neighbour subsequently built something leaning up to it.
- A garden wall, where the wall is under the boundary line for butts up against it and is used to separate the properties but is not part of any building.
* Floors and ceilings of flat etc.
* Excavations 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 informally discuss the intended work, consider the neighbour's comments, and amend your plans if appropriate before serving the notice. If there is any doubt please consult planning & design partnership or a party wall surveyor.

AMENDED DRAWING

Rev C 06-11-2020, neighbouring dwelling revised to current approved scheme.
Rev B 19-10-2020, store reduced to 2 m wide. Pedestrian door positions adjusted and widths increased to 1.2 m.
Rev A 19-10-2020, garage extended to include 3 m wide store, garage front aligned with rear of Old Forge Cottage

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Client	Mr & Mrs K. Ellis Old Forge Cottage, Busk Lane, Church Fenton LS24 9RF		
Project	Proposed Double Garage Old Forge Cottage, Busk Lane, Church Fenton LS24 9RF		
Drawing	Elevations, Plans, Site Plan and Location Plan		
Date	March 2018	Drawn	SD
Scale	1:100, 1:200, 1:1250 @ A1	Rev.	C
Status	Planning		
Dwg. No.	YEW-277-40-30		