

From: Surveyors
Sent: 08 January 2024 14:47
To: Havant Planning and Development Mailbox New
Cc: [Redacted text]
Subject: Your Reference: APP/23/00974 - 44 Nore Crescent, Emsworth PO10 7NB
Importance: High

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For the attention of Ms D Sheath

Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant PO9 2AX

Hard copy and email planning.development@havant.gov.uk

Your Reference: APP/23/00974

Site address: - 44 Nore Crescent, Emsworth, PO10 7NB

Proposal: - Conversion of the existing garage / utility room to habitable space including raising the existing flat roof and installing a pitch roof to match existing

We acknowledge receipt of your correspondence to our client, dated 11th December 2023 which informed our client of the planning application submitted for the above site and proposals.

We were instructed to review the site (in particular the western boundary of 44 Nore Crescent). Our site inspection was carried out on Thursday 4th January 2024, to review the site with the plans, and the western boundary.

The western boundary is the area of concern, in particular for my client as the construction of the pitched roof to match existing has been drawn so that the eaves and the gutter are built over the boundary. My client objects to the pitch roof proposal as the proposed plans 20.347.100 and 20.347.101 show the roofline to the proposed roof (eaves and guttering) extend beyond the boundary of 42 Nore Crescent and into the land owned by 44 Nore Crescent, which is totally unacceptable [redacted text].

To make matters clear my client's neighbour [redacted text] has not discussed the proposals with my client, nor do they have any formal agreement implied or otherwise, to build the eaves and gutter of their extension over the boundary on my client's land.

My client requests that this current application is rejected, withdrawn or amended so that the proposal and in particular the roof is redesigned and new plans are submitted which show the proposed development roof being constructed on the land owned by 44 Nore Crescent.

We attach photographs taken on the 4th of January 2024 of the western boundary which show the existing western boundary wall of the garage / utility, the fascia to the eaves, the timber fences and the boundaries.

We would respectfully request that you acknowledge our correspondence and reject or request that 44 Nore Crescent withdraws their application, until the roof is redesigned to be built wholly on their land.

Yours faithfully,
[Redacted text]

Nathan Dartmouth BSc (Hons) MRICS

[Redacted text]

Enclosed:
Plans 20.347.100 and 20.347.101

Photographs taken on 4th January 2024













