

12 Staunton Road,

Havant,

Hampshire.

PO9 1NH.



May 24 2016.

Dear Madam,

Development Application no APP/ 16 / 00418.- The Coalyard 178 A West Street:

I am the owner of the adjacent land shown on the right hand side of the proposed development site, per the attached plan.

It seems by reference to the answer given to Q 3 of the Outline Application that the agent has not taken into account my right of way which runs through the middle of the site until it reaches West Street via No. 178 West Street next to the Coalyard.

As can be seen from the development plan, a proposed building, possibly a garage, appears to obstruct the exit from my land.

I attach a copy of my title document No HP 421 481, dated February 15 1991, showing the route.

I have used the right of way continuously since acquisition of the land, as did others with similar rights. Following the piecemeal purchase of those plots by the developer, I am the only one who has rights currently on a north/south axis of the land to be developed .

I understand that the diversion or re-alignment of a private right of way may only be effected with the consent of the user, of which I am the only one.

(Incidentally, it is probable that the residents of Nos. 170-178 inclusive have similar rights over the footpath immediately behind their houses on an east/ west axis: these are similarly not shown on the plan , although I accept that the plan may be illustrative only.)

Since this affects a siting matter, it would seem that the developer has to negotiate with me over the possible revision of my current rights which might require a revised plan to be submitted.

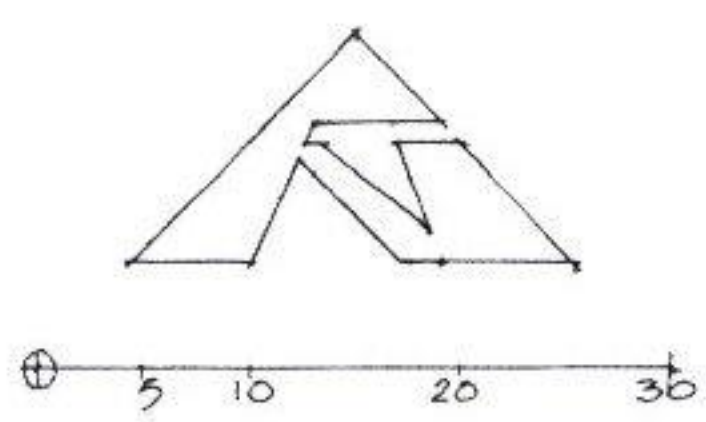
I am sending a copy of this submission to the agent.

Yours faithfully,

A large black rectangular box redacting the signature of P. M. Cullinane.

P. M. Cullinane.

- Planning Services FAO Mrs. H Lealan, Havant Borough Council.- CC Ian Donoghue, Esq., Southern Planning Practice, Twyford, Hampshire. SO21 1NN.



GENERAL INFORMATION (continued)

APPURTENANT RIGHTS AND PRIVILEGES

H.M. LAND REGISTRY

TITLE NUMBER

UD194404

H.M. LAND REGISTRY

Map Reference SU7106F

Edition 1 opened 15.2.1991

TITLE NUMBER HP421481

This register consists of 4 pages

A. PROPERTY REGISTER

containing the description of the registered land and the estate comprised in the Title

COUNTY

DISTRICT

HAMPSHIRE

HAVANT

The Freehold land shown and edged with red on the plan of the above Title filed at the Registry

registered on 15 February 1991 being land on the west side of 12 Staunton Road.

NOTE 1:-A Transfer of the land in this title dated 31 January 1991 made between (1) Violet Doris Spratt (Transferor) and (2) Peter Michael Cullinane (Transferee) is expressed to grant the following right:-

"The Transfer also incorporates the benefit of a right of way on foot only as exercised by the Transferor from the gate at the rear of the piece of land hereby transferred to West Street shown by a green line on the plan annexed hereto."

REMARK:-The green line referred to is tinted brown on the filed plan.

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- (1) Rights under local land charges unless and until registered or protected on the register in the prescribed manner.
- (2) Rights of fishing and sporting; seigniorial and manorial rights of all descriptions (until extinguished); and franchises.
- (3) Leases for any term or interest not exceeding twenty-one years.

- The following overriding interests have been added to the list
- (1) Adverse rights, privileges and appurtenances appurtenant to other land or reputed to be so (Land Registration Rules, 1925, rule 23A).
- (2) All rights and title conferred on the National Coal Board (Coal Act 1938, section 41; Coal Industry Nationalisation Act, 1946, section 5).

Dates when this land certificate was made to correspond with the register.

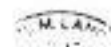
H.M. LA



Page 2

TITLE NUMBER

HP421481



8 PROPRIETORSHIP REGISTER

stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof

TITLE ABSOLUTE

Entry number	Proprietor etc
1.	PETER MICHAEL CULLINANE of 12 Staunton Road, Havant, Hants registered on 15 February 1991.

Entry number The date

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REVISION OF THE ORDNANCE SURVEY MAP

The title plans prepared by H.M. Land Registry are based on the large scale maps of the Ordnance Survey. The Ordnance Survey Map is revised from time to time and a new title plan based on a later revision may be substituted for the plan filed at the Land Registry. If this occurs, an entry to that effect will be made in the register and the copy of the title plan in this certificate will be replaced when the certificate is next lodged at the Land Registry.

ADDRESS FOR SERVICE

The address of any person as entered in the register shall, unless he otherwise directs, be his address for service (Land Registration Rules, 1925, rule 315). Registered proprietors should notify the appropriate district land registry of any change of address and forward the land certificate for amendment. No fee is charged for making the alteration.

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GENERAL INFORMATION (continued)

APPURTENANT RIGHTS AND PRIVILEGES

H.M. LAND REGISTRY		TITLE NUMBER	
		HP421481	
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- interests, and interests created from the effect of registration.
- (1) Rights under local land charges unless and until registered or protected on the register in the prescribed manner.
 - (2) Rights of fishing and sporting, seigniorial and manorial rights of all descriptions (until extinguished) and franchises.
 - (3) Leases for any term or interest not exceeding twenty-one years.

Even if it does not show sufficient cause to the contrary.

The following overriding interests have been added to the list:

- (1) Adverse rights, privileges and appurtenances appertaining to other land or reputed to do so (Land Registration Rules, 1925, rule 258).
- (2) All rights and title conferred on the National Coal Board (Coal Act 1938, section 41; Coal Industry Nationalisation Act, 1946, section 5).