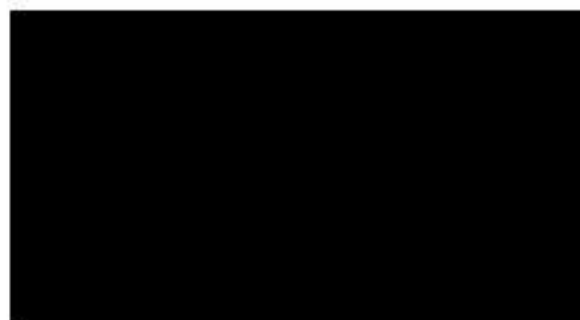
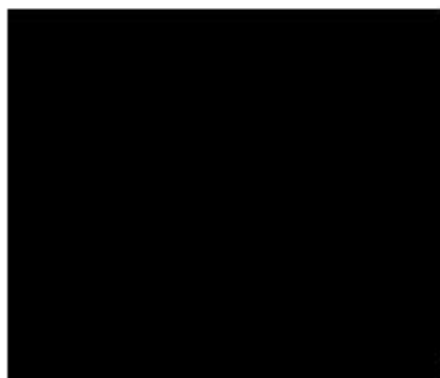
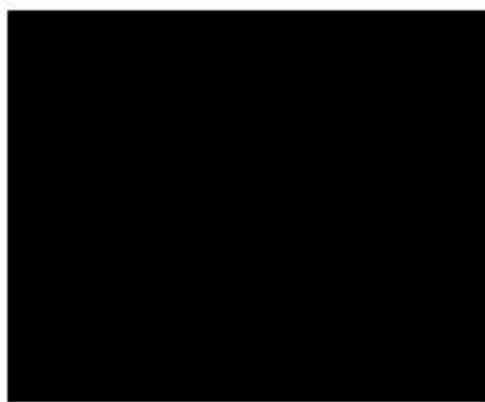




Your Ref: APP/20/0936
Date: 13th, November 2020

Planning Department
Havant Borough Council
Public Service Plaza
Havant PO9 2AX

Dear Sir,

Application No. APP/20/0936 – Development at 5 – 7 East Street

The application is for a 4 storey building which will cover the Club's eastern wall for its entire height. This wall is also the eastern boundary of the hereditament. This wall has never been a party wall in its entirety.



The original roof for No 5 East St. was a pitched roof extending at the front from a point approximately 5 feet (1.52 metres) above the floor level of the Club's first floor to a point about 2 feet (0.61 metres) above the floor level of the Club's second floor at a point about 12 feet (3.66 metres) from the front wall of the club. The roof then descended at a similar pitch to the rear of the premises. At that time, the wall below the level of this roof was a party wall.

This roof was destroyed during the 1939/45 war and No. 5 was converted into a single storey flat roofed premises. The wall between the new building at No. 5 and No. 3 was self-evidently a party wall which extended the whole depth of No. 3 and up to the level of the ground floor ceiling.

There is no record of any party wall agreement regarding the 2 premises from before the war and none has been entered into since.

The Club's second floor bathroom window in the East wall and the vents for the Club's central heating and hot water gas boilers would be covered by the new building if it were to be constructed in accordance with the plans submitted with the application.

The Club's objection to the proposal is that the application does not take into account that the club's wall above the level of the pre-war roof is not, and never has been, a party wall. Building above the level of the pre-war roof to No. 5 is not therefore acceptable within 1 metre of the Club's eastern wall.

The Club is prepared to take all necessary measures, including legal action, to ensure that no building takes place within a metre of the Club's eastern boundary, above the level of the pre-war roof line.

The Club has advised all the parties interested in this property, which are or have made themselves known to the Club, of the position regarding this wall. An attempt was made to reach agreement with a previous applicant regarding the proposed development at that time without success

We therefore request that the Council refuse this application.

Yours faithfully,

