

Development Management Committee 9th November 2017
Addendum for APP/17/00928 and 00929 – 16 Langstone High Street, Havant

SITE VIEWING

In respect to the site viewing committee on Thursday and the matters raised by members the following responses are provided. :-

The property is circa 18 century and whilst the exact age of the roof tiles and wall hanging above the porch is not know they are likely to be in excess of 100 years old.

Access for maintenance is a private legal matter and the Neighbouring Land Act 1992 provides for a person to apply to the Court for an access order to carry out works that are reasonably necessary for the preservation of the whole or any part of the dominant land where they cannot be carried out, or would be substantially more difficult to carry out, without entry upon the servient land.

The wall adjacent to 15 Langstone High Street is not referred to in the listing, but consent is required for works to it.

REPRESENTATIONS

Two further letters of representation have been received which in addition to the objections raised in the committee report raise the following:-

- The deck area encroaches onto No15. In 2004 the extension to No15 was built inside the boundary due to the inadequacy of the wall to take the load, the gap between was bridged with paving both to seal the gap and give a walkway for access to clean the gutters.
- Loss of gap and join numbers 15 and 16.

Officer Note – the agent has confirmed that all the work will fall within the ownership of the applicant.