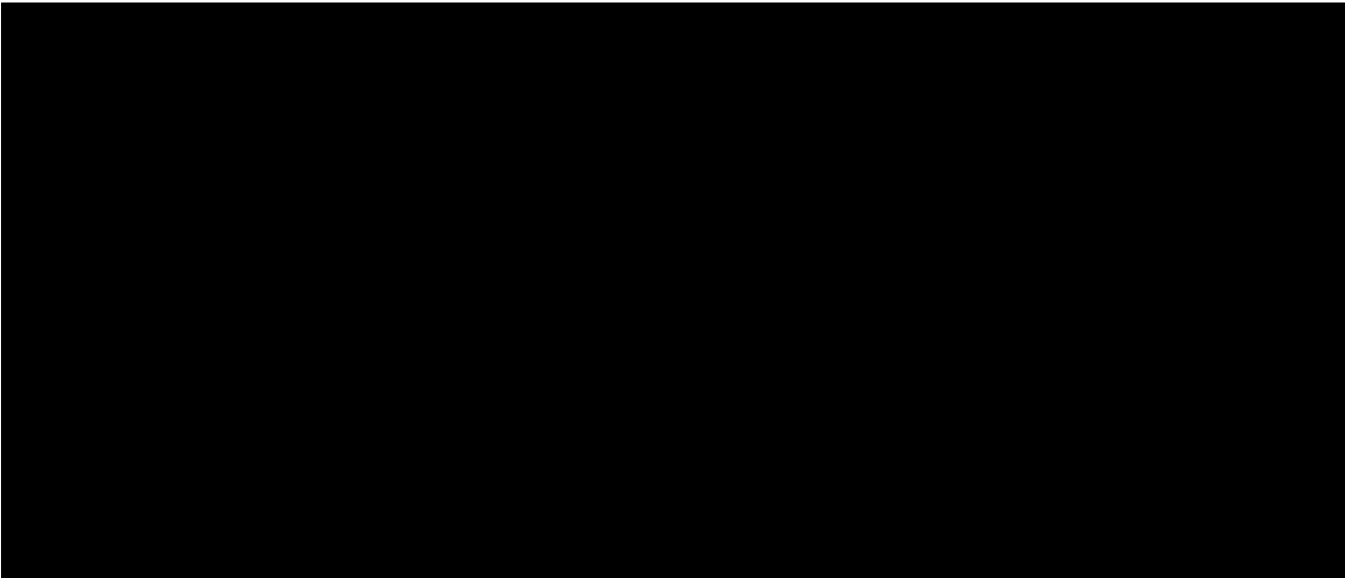




Sign up to our newsletter [here](#)



Sign up to our newsletter [here](#)



From: Gordon Dixon [REDACTED]
Sent: 01 January 2021 13:07
To: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Subject: 22 , THE POPLARS , FERRING : APP FG/142/20/HH

URGENT

Mr Finlay hello ,

My client has asked that I respond on her behalf , to the letter of objection from owner of number 21 , as there is no intention of causing harm / damage or disruption , nor using any land which does not belong to her ; and this I do as follows : ----- .

It is not fully known , what the thickness of the party wall is , it could well be a single or double thickness , I am enclosing plan showing my dimensions taken during my survey of number 22 at the rear , both internal and external , [to the existing boundary fence] . Which if accepted to be in its original , correct position , then it has to be the formal boundary line , also when read together with internal dimensions , surely this can not be disputed , thus there is no reason to dispute this boundary or party wall line , plus the front area is again as measured on site . It should also be noted that the new build is set 75 mm in from the existing fence , to allow for foundations to be formed on land owned by number 21 .

Regarding the paving at the front of 21 , this was not in place when I surveyed number 22 , and has only been completed recently .

It is intended to leave the existing [party] wall exactly where it is now [wall coloured on plan to indicate that a cavity wall is to be formed here] , by a further wall and cavity formed , next to it . There is no intention whatsoever of building on any land belonging to the owner of number 21 , nor is it considered that this is shown as such , on the submitted plans .

The client will certainly , [as is required by law] , provide a "Party Wall Notice" , for the owner of number 21 , at the appropriate time .

Every possible precaution will be taken by the client and her appointed contractor , to ensure that no damage is caused to number

21 , during these works , (should of course planning permission be granted) , followed by a Building Regulation Submission , which will show in detail full proposals for works below and above ground , [again as is required under law] , for all works involved in this extension , and create the least amount [if any at all] of disturbance .

There would be no reason whatsoever for the Tenant to be re - housed , as the bathroom would remain in full operable use .

The Contractor would absolutely be fully insured [in the clients best interests] , let alone any other party involved . As the works area is beyond the parked car position , there can be no damage caused , plus contractor will be made fully aware of this situation , prior to commencing works on site . As asked , the start date will be provided , in due course when known , to all concerned .

On the question of a boundary delineation , surely this has already been formed , by the new paving , laid down for parking of vehicles at 21 , surely the question of a boundary fence / wall would be down to my clients decision , particularly as it is already clearly marked .

Trusting the above will obviate any problems or questions , as to the planning decision to be issued shortly , many thanks .

Gordon F Dixon FCIOB



