From: Howard Carter
Sent: 10 January 2017 11:36
To: Peter Barnett
Subject: 100 Old Fort Road

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Dear Peter, I am writing to respond briefly to the comments made by our neighbours at No.98.
I note that in the final paragraph they state that they 'have no objections for this application' and can confirm that we have no intention of using the garage roof as a balcony so would be happy to accept a condition to that effect.

We completely refute the statement that "previous decisions have not been adhered to", and would be happy to examine this with you or your enforcement officers- everything that we have built is in line with consents as has been confirmed by your officers previously when the height of our building was misrepresented on our neighbours application drawings.

I would also like to clarify the party boundary issue, while this is not strictly a planning matter you may wish to satisfy yourself that the proposals are within our property:
Our neighbours at 98 appear to be under the misapprehension that our garage wall was an extension and that it is somehow built on or over the boundary. I believe this is a result of them having purchased and moved into the property after we had bought and commenced work on our house. The garage is in fact a retained part of the original house. The position and extent of the western wall has not changed and is entirely on our property as is the proposed western wall of the proposed garage extension.
I attach photographs of the house before conversion which clearly shows the garage in its original position. The overhanging flat roof eave was removed and the wall raised very slightly to create a parapet as per the planning consent. As no foundation works were required, no party wall award was required. As a matter of record our house was built before No.98 and in the photographs attached you will note that the western boundary wall was built in the same brick as the original house, and to the rear of the property it is easy to see where the boundary wall switches from No. 100 side of the boundary to No. 98s.
I have tried to discuss this with our neighbours but sadly they do not wish to engage in conversation. i have not received any legal or other representation from them.
Please let me know if you have any questions, or require clarification on any of these points.

Kind Regards,
Howard Carter
Director of Architecture

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