

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2024/2928/P	Shaun Stanley	11/12/2024 19:36:04	OBJ	<p>I am writing to formally object/comment regarding the planning application for a basement extension at 30 Grove place. My property, shares a boundary with the applicant's property.</p> <p>I have serious concerns regarding the lack of notification or communication about the proposed works, particularly with respect to the Party Wall etc. Act 1996. No approach has been made by the applicant to discuss a party wall agreement, despite the fact that the planned works clearly fall within the scope of this legislation.</p> <p>For context, approximately 20 years ago, when I constructed a basement at my property, I was required to obtain a party wall award with this same neighboring property. It is unclear why the situation would be treated differently now, as the nature of the works appears similar and involves excavation near or on shared boundaries.</p> <p>Given the potential for structural impact on my property, I believe it is essential that the applicant complies with the Party Wall etc. Act 1996 and initiates the required processes. I urge the council to ensure that the applicant fulfills their legal obligations before any planning permission is granted or work commences.</p> <p>I request clarification from the planning authority as to why I, as a directly affected neighbor, have not been formally notified about this application or the works. Transparency and adherence to legal procedures are critical in such developments.</p> <p>Thank you for your attention to this matter.</p>

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