

Philip Smith
BSc.(Hons), MRICS
RICS Accredited Expert Witness

SUMMARY

I am a chartered building surveyor, and have been undertaking boundary dispute work for in excess of 20 years. I have acted as a Right to Light Surveyor for over 13 years. I have acted and reported as an Expert Witness on very many occasions for right to light and boundary disputes, including attendance at Court, Lands Tribunal Hearings and formal Mediation.



ACADEMIC HISTORY

University of Salford
B.Sc (Hons) Building Surveying
1986-1990

SPECIALISMS

- ✓ Daylight and Sunlight Assessments for Planning Applications
- ✓ Legal Right to Light Advice for Developers and Neighbours
- ✓ Boundary Disputes and Expert Witness

REACH ME AT

-  07776 194894
-  www.righttolightsurveyors.co.uk

EXAMPLES OF EXPERIENCE

Legal Rights of Light

- Acting for 53 domestic neighbours to Manchester New Square development for rights of light compensation, with Council S.203 used
- Acting for multiple domestic and commercial neighbours to very large development in the Jewellery Quarter, Birmingham
- Acting for neighbours to commercial development at Ladywood, Birmingham with substantial six figure compensation agreement
- Attendance and advising at formal Mediation for rights of light dispute concerning loss of light to commercial building in Liverpool
- Rights of light expert at Lands Tribunal Hearing related to compulsory purchase in regarding 8 storey development in Newcastle upon Tyne
- Site visit, report and rights of light advice to the Gibraltar Government regarding a proposed development
- Numerous domestic and commercial right to light reports and CPR35 Expert Witness

BRE Daylight and Sunlight

- Daylight and Sunlight Expert at Planning Appeal Hearing for Hotel, development, Southsea
- Daylight and Sunlight Expert at Planning Appeal Hearing for multi-storey car park for University of Ulster, Belfast
- Numerous other commercial and domestic BRE Daylight and Sunlight reports

Boundary matters

- Numerous boundary reports and advice nationally from Scotland, North East England and Cumbria to Devon and South East England
- Domestic clients plus numerous commercial clients including NW Electricity and developers
- General boundary confirmation/opinion, Single Expert Witness, Single Joint Expert Witness, Land Registry applications
- Provision of plans for Land Registry Determined Boundary applications