

From: Jonathan Talley <jon@jtalimited.co.uk>

Sent: 03 December 2024 12:38

To: Caroline Grist <Caroline.Grist@midsussex.gov.uk>

Subject: Re: Acknowledgement Letter for Application No DM/24/2637 - Land To Rear Of 94, 94a, 96 And 98 London Road East Grinstead West Sussex RH19 1EP

Hi Caroline

I understand from Mr Salih that the visit went well earlier today.

We note the positive responses from Highways, the Town Council, Environmental protection and Street Naming and Numbering. I have previously commented on the hours of use. We do also note the objection from 16 Dallaway Gardens which we would like to respond to as per below.

Incorrect Information on Application

Flood Risk - The flood risk data is taken from the Government data source <https://flood-map-for-planning.service.gov.uk/>. This is accepted as a standard way of providing information on Flood Risk data for applications and has highlighted that this is an area in Flood Zone 1 and also has a very Low potential for Surface Water flooding. Looking at the Data available for 16 Dellaway Gardens, this is also the same for this property. We would therefore assume that the flooding as shown in 16 Dallaway Gardens Attachment A is a localised issue. We also believe that the entry point is also from the neighbouring property's land, however, if while undertaking the detailed design and construction, the issue can be found and established as being caused by the applicant's land, then all efforts will be made to include a drainage solution to assist the neighbour with the issue.

Visible from Public Land - the site is landlocked and is not fully visible from either London Road nor Dallaway Gardens. It is commonly accepted that this statement on the application is to arrange for a suitable visit by the Planning Officer rather than highlighting a potential impact on the streetscape.

Privacy / Overbearing / Overshadowing

It should be noted that this whole building is only proposed to be a maximum of approx 5.6m high at the ridge. This is more of a scale of a single storey building with a roof - on domestic terms a bungalow. The elevation / part of the building at the southern boundary is a height of around 2.7m and set 1.5m from the boundary. While we agree the proposal would be visible from the neighbouring garden, it can be seen that the existing significantly taller property fronting London Road (part 3 story and roof) is already visible. Efforts have been made to ensure that the proposal is as low as possible to the southern boundary with very little of the roof being visible - please see attached section. It is proposed that this visible roof is a very form understated being a grey profiled sheet metal material with no rooflights facing the southern boundary.

Staircase - we note that this is external but it has been orientated so as to be facing away from the residential properties on Dallaway Gardens when going up the stair (slower movement) although, with the proposed use, it is not seen as a place where people will dwell and view out. We note the view into the garden from the top of the

steps would be less than the windows at the top of the existing residential properties fronting London Road.

The ground floor of 94a is not a residential use (apart from the entrance door). The proposed height of the new building will not have an impact on the residential elements of the building.

In terms of the fence height and potential for anti-social behaviour - the proposal will bring this pocket of land into more of a sense of ownership and ensure more restrictions are placed on the existing access to minimise the potential for antisocial behaviour. This will be a benefit to the shops, the highstreet and the adjoining properties. We can propose that the fence is increased to a height of 2m which is standard and does not require planning approval.

Any proposed CCTV will be installed to avoid pointing any cameras directly at the neighboring properties homes, gardens, or other private spaces. If there is an operational need so as to ensure security is maintained then the use of privacy masking or adjusting the camera's field of view will be undertaken. These are standard measures that a qualified installer should use and in line with the ICO's guidelines.

Windows - although the windows will be openable, with the height of the fence and the obscured nature of the window any overlooking will be impossible

Noise

Air Conditioning - no air conditioning is proposed as part of this application

Environmental

There is currently no formal use of the area. It has recently been cleared so as to minimise the potential for vermin and ongoing anti-social behaviour.

It would only be proposed to utilise lighting on dusk to dawn and PIR sensors with any lighting directed downwards to ensure that the impact of any lighting would be minimal but also help to ensure the area is safe. Light from windows would be minimal as the windows would not be visible due to the fence.

Bin storage has been highlighted on the plans. It is informally proposed to rationalise the bin storage and ensure that all the bins in the area are stored together in a suitable manner. It is not thought that this will increase any levels of vermin currently present but will hopefully reduce numbers if any.

In terms of bats, there is no demolition on site and therefore no impact of any potential nesting. There is already lighting in the area and it is not thought that any minimal increase in lighting will impact the activities of any bats.

Other

Due to the proposed nature of the use of the units access is primarily considered in terms of storage etc. The ground floor units are proposed to have level entrances to allow for the ease of access using trolleys etc.

We hope that this answers some of the points raised and shows that we have thoroughly considered the potential impact on the neighbours before we submitted the application. Please do not hesitate to contact me to discuss further.

Thanks
Kind regards
Jon

Jonathan Talley - Director

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