

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

Sent: 14 April 2025 11:34

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

Cc: Dowan Salih

Subject: Re: Automatic reply: DM/24/2637: Land To Rear of London Road, East Grinstead

Hi Caroline

I hope you are well

I was just checking on an update to the application.

We note the follow up on the objection from 16 Dallaway Gardens.

We note the objection but highlight that there will be no visibility from the first floor as there is not proposed to be any windows on the side facing 16 Dallaway Gardens. The ground floor windows will be obscured by the fence and proposed to be obscure glazing and the building will act as an intervention restricting existing overlooking from the main host buildings. Therefore the situation in regard to overlooking is actually improved. As previously outlined the shape of the building has been proposed to minimise impact by taking the first floor away from the boundary.

The stair direction of slower upward travel is primarily away from 16 Dallaway Gardens. The platform has been sized so access can be maintained but it is not a space to pause and contemplate. It should be noted that the distance from the top of the stairs to the back of the house is proposed to be 17.5m, which is more than the distance afforded to several other properties that are back to back on this stretch of properties.

The Fence replacement or addition will be by the applicant

In terms of the boundary the applicant has only recently purchased the property but has purchased up to the fence line, with the fence being the boundary to the property.

Noise - the application makes no reference to the installation of AC units so this should not be a consideration of the application nor should the existing provision of units within the area.

Flood risk - as previously indicated the applicant will as part of the works be looking at drainage but we also maintain that we believe that the entry point is also from the neighbouring property's land, however, as previously, 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.

If you could provide an update from your perspective that would be great

Thanks

Kind regards

Jon

Jonathan Talley - Director

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