

From: CAF Info <info@ceemaf.co.uk>
Sent: 30 April 2025 12:42:59 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "CAF Info" <info@ceemaf.co.uk>
Subject: Re: DM/24/1844 - Oakhurst, Maypole Road, East Grinstead
Attachments: LANDSCAPE & VEHICLE ENTRANCE DETAIL PLAN 28.03.2025.pdf, Oakhurst Landscaping Amended 28.03.2025.pdf

Dear Mrs. Fisher,

Please find our notes in red, along with the revised drawings.

Thank you very much for offering us additional time to submit the information. We are looking forward to the decision.

Thank you again.

- The revised landscaping plan drwg 101-2 Rev C has an annotation for a safety railing 0.6 metres in height between the garden of flat 2 and the driveway access leading to the basement car park. This was not previously shown on the earlier drawing and only had a block retaining wall on this garden boundary with the road. Is this correct and there is to be a block retaining wall with safety railing measuring a maximum of 0.6 metres in height with a privet hedge behind or should it only be a retaining wall 0.6 metres in height?
- -Yes it is correct to be a block retaining wall with safety railing measuring a maximum of 0.6 metres in height taken from the Flat 2 Garden level with a privet hedge behind it to improve the landscaping of the site .
- Drwg 101-01 Rec C now shows that there is to be a timber fence on the boundary of the garden of flat 3 with the end of the driveway rather than a glass balustrade/safety railing. Please can you confirm the height of this timber fence for detail 8. Also can you confirm the height of the fence shown in detail 7.
- The Height of the timber fence in detail 8 and detail 7 is to be a standard 1.8 metres.
- Finally you state that the open area to the front of flat 1 which serves as a lightwell and ventilation to the underground car park has been reduced. However, having compared the plans, it does not appear that this lightwell area has been reduced in line with the lightwell area which was approved under the planning application. Please can this be relooked at?

This aspect has been revised to respect the planning approval.

Kind Regards,

Cosmin Ichim

CEEMAF Constructions LTD

On Fri, 21 Mar 2025 at 15:39, Joanne Fisher <Joanne.Fisher@midsussex.gov.uk> wrote:

Dear Cosmin,

I refer to your email of yesterday providing revised landscape details to address the comments of the Highways Authority and my comments set out in my email of the 13th February.

I have passed this onto the Highways Authority for their further consideration.

Having looked at the plans submitted I however have the following comments:

- The revised landscaping plan drwg 101-2 Rev C has an annotation for a safety railing 0.6 metres in height between the garden of flat 2 and the driveway access leading to the basement car park. This was not previously shown on the earlier drawing and only had a block retaining wall on this garden boundary with the road. Is this correct and there is to be a block retaining wall with safety railing measuring a maximum of 0.6 metres in height with a privet hedge behind or should it only be a retaining wall 0.6 metres in height?
- Drwg 101-01 Rec C now shows that there is to be a timber fence on the boundary of the garden of flat 3 with the end of the driveway rather than a glass balustrade/safety railing. Please can you confirm the height of this timber fence for detail 8. Also can you confirm the height of the fence shown in detail 7.
- Finally you state that the open area to the front of flat 1 which serves as a lightwell and ventilation to the underground car park has been reduced. However, having compared the plans, it does not appear that this lightwell area has been reduced in line with the lightwell area which was approved under the planning application. Please can this be relooked at?

I would be grateful if you could respond as soon as possible in respect of the above points with either revised plans or an email note clarifying the heights.

To allow the plans to be fully considered I would be grateful if you could agree to an extension of time to the determination of the application until the 25th April.

I look forward to hearing from you concerning the above and an agreement to an extension of time.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI

Team Leader Applications

Development Management

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joanne.fisher@midsussex.gov.uk

www.midsussex.gov.uk

Working together for a Better Mid Sussex.



From: CAF Info <info@ceemaf.co.uk>
Sent: 20 March 2025 11:59
To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Cc: CAF Info <info@ceemaf.co.uk>
Subject: Re: DM/24/1844 - Oakhurst, Maypole Road, East Grinstead

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Dear Mrs Fisher ,

I hope this email finds you well.

Please find attached amended plans as requested regarding the highway condition as well as all your comments taken in consideration please see in red our additions :

As the plans will need to be revised, I am also unable to consider the details in respect of condition 11 until further information has been provided to address the comments from the Highways Authority. However, looking at the plans provided, I would make the following comments: I note that there is a safety railing area to the front of the window of Flat 1 to the front elevation. The safety railing has been provided as it serves an open area to the opening at basement level to provide light into the underground car parking area. The original approved plans showed this to be a smaller area. As this is to be right in front of the windows serving the living area of Flat 1 could you check whether this area can be reduced in scale to reduce the impact on the amenity of the occupiers of the flat and also to the front of the building. (**The open area has been reduced to reduce the impact as requested**) Please can you also confirm the height of the glass balustrade/safety railing to this area and the end of the driveway with the garden of flat 3. (**the heights have been noted on the floor plan**) In addition, on drwg 101-1 the western boundary against the boundary wall with the neighbour, and to the north end between the access and garden show dotted circles. Can you advise what these are. If they are planting this needs to be annotated on plans. (**the circles were a representation of the pilling from underneath but these were on the engineering drawings and have been taken out from the landscaping plan**) The safety railing with the garden of flat 3 does not provide sufficient boundary treatment for this garden and should this not be replaced with fencing? (**it has been replaced with a timber fence standard size. Thank you for your suggestion**)

Thank you and I'm looking forward to the decision.

Kind Regards,

Cosmin Ichim

CEEMAF Constructions LTD

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On Thu, 13 Feb 2025 at 09:37, Cosmin Ichim <cosmin@ceemaf.co.uk> wrote:

Dear Mrs Fisher ,

As always we thank you very much for all your help throughout this process for this particular building.

We will amend and add all the necessary items that were mentioned below and will make sure that this will be implemented.

Please allow a couple of days to make sure that we can complete all the amendments as requested.

Thank you again for your time and for your advice.

Kind regards ,

Cosmin Ichim

On Thu, 13 Feb 2025 at 09:15, Joanne Fisher <Joanne.Fisher@midsussex.gov.uk> wrote:

Dear Mr Ichim,

I refer to the above application currently under consideration.

Please find attached the comments from the Highways Authority in respect of condition 12 . In this they are requesting that the plans are amended to provide suitable visibility to the east side of the access. In light of this I am therefore currently unable to discharge the details of condition 12.

As the plans will need to be revised, I am also unable to consider the details in respect of condition 11 until further information has been provided to address the comments from the Highways Authority. However, looking at the plans provided, I would make the following comments: I note that there is a safety railing area to the front of the window of Flat 1 to the front elevation. The safety railing has been provided as it serves an open area to the opening at basement level to provide light into the underground car parking area. The original approved plans showed this to be a smaller area. As this is to be right in front of the windows serving the living area of Flat 1 could you check whether this area can be reduced in scale to reduce the impact on the amenity of the occupiers of the flat and also to the front of the building. Please can you also confirm the height of the glass balustrade/safety railing to this area and the end of the driveway with the garden of flat 3. In addition, on drwg 101-1 the western boundary against the boundary wall with the neighbour, and to the north end between the access and garden show dotted circles. Can you advise what these are. If they are planting this needs to be annotated on plans. The safety railing with the garden of flat 3 does not provide sufficient boundary treatment for this garden and should this not be replaced with fencing?

I look forward to hearing from you in respect of the above matters.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI

Team Leader Applications

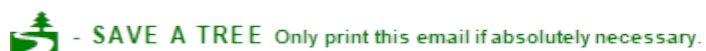
Development Management

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