

From: CAF Info <info@ceemaf.co.uk>
Sent: 20 March 2025 12:58:52 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 .pdf, OAKHURST LANDSCAPING amended .pdf

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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

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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

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

Kind regards

Joanne

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