

From: Sussex Architectural Services <john.sergi@sussexarchitecturalservices.co.uk>
Sent: 23 December 2024 15:48:28 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "Isha Amin" <ishaamin01@gmail.com>
Subject: 24-118 FW: Tree Consultation for Amended Plans for DM/24/2497 -
Newsagents, Handcross
Attachments: 24-102 Loc rev.B.pdf

Dear Anna

Thank you for your email, Emma's forwarded email and for your time earlier today on the phone to discuss.

I have now had an opportunity to re-attend site and re-check the tree survey data previously supplied by my client. Please find attached revised drawing 24-118 loc revision B (amendments highlighted in red revision clouds).

Although some of the tree distances have been adjusted slightly tree T1 remains as previous at 14m and I have added tree T5 (in the neighbours garden), absent from my previous drawing.

As per Emma Rivett's (Assistant Tree Officer) email, as trees are within 15m of our proposals we will now arrange for a 'Full Arboricultural Impact Assessment, detailing Tree Protection measures' to be produced and forwarded to you in order that you may validate the application.

I wish you a Happy Christmas and look forward to working with you, Emily and Emma in the New Year.

Kind regards

John

CC: client

This email: 1 attachment

John Sergi *BA hons Dip Arch*
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Sussex Architectural Services

Forthcoming office closures: 25 December - 2nd January inclusive

On 23/12/2024 12:01, Anna Tidey wrote:

Dear John

Thank you for the Amended Plans for this application.

Thank you for marking the trees on the Block Plan. I have sought advice from the Tree Officer, Emma Rivett, regarding the necessity for the proposal to be accompanied by a Tree Report, and I attach her response below.

Due to the proximity of the trees to the proposed development the application should have been accompanied by a full Arboricultural Impact Assessment, detailing Tree Protection measures, as set out on page 33 of the Validation Criteria for Planning Applications, see [Validation criteria for planning applications \(Including Technical Details Consent\)](#)

Therefore I have requested that the application **is made Invalid today.**

Upon receipt of the Tree Report the application can be made Valid again, the readvertisement and reconsultation for the Amended Plans undertaken and I can then make a recommendation for a decision.

Best wishes for Christmas and the New Year.

Regards

Anna

Submit your planning application online.

<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI

Planning Officer

Development Management

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P - SAVE A TREE Only print this email if absolutely necessary.

From: Emma Rivett <Emma.Rivett@midsussex.gov.uk>
Sent: 23 December 2024 10:49
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: RE: Tree Consultation for Amended Plans for DM/24/2497 - Newsagents, Handcross

Dear Anna,

As the trees are within 15m, then a full Arboricultural Impact Assessment, detailing Tree Protection measures is required.

Kind regards

Emma

Emma Rivett

Assistant Tree Officer-Development Management

www.midsussex.gov.uk

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From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 23 December 2024 10:27
To: Emma Rivett <Emma.Rivett@midsussex.gov.uk>
Subject: Tree Consultation for Amended Plans for DM/24/2497 - Newsagents, Handcross

Hi Emma

I have asked that you are formally consulted on these amended plans. The nearest trees to the proposed extension have been marked onto the Block Plan. There is no tree report.

I attach photos of the site and the trees that I took on my site visit, for your information.

When you have a chance to look at this please can you confirm if you need any supporting information, or whether a condition can be applied to protect the trees from the development, given their distance from the extension?

Thank you

Anna

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P - SAVE A TREE Only print this email if absolutely necessary.

From: Sussex Architectural Services
<john.sergi@sussexarchitecturalservices.co.uk>
Sent: 20 December 2024 15:32
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Isha Amin <ishaamin01@gmail.com>
Subject: 24-102 DM/24/2497 - Newsagents, Handcross

Dear Anna

Please find attached 'as proposed' drawing 04 revision A and location plan revision A, updated in response to your/Emilys comments discussed in our 'Teams' call on 22 November, to include the following: (amendments on the drawings highlighted in red revision clouds):

1. Updating notes on front elevation on drawing /04 to replace front elevation windows in timber rather than PVC (in order to remove the need for a separate planning application to be lodged in the future if/when these eventually need replacing).
2. Updating front, rear and side elevations and roof plan to show 'hipped' roof as requested.
3. Updating elevations and floor plans as necessary to reduce the number of Sun pipes as requested.
4. Updating all elevations, all floor plans and roof plan to show the 2 storey rear extension being narrower on plan at 1st floor and 'inset' on plan at ground floor, as advised.
5. Relocate Bedroom 1 window from side elevation (as proposed) to rear elevation, as advised.
6. Updating side elevation, 1st floor plan and roof plan to show Family Bathroom window being deleted and replaced with a roof light instead, as advised.
7. Checking that 'floor to ceiling heights' and 'minimum room sizes' accord with the requirements as requested by MSDC Environmental Health in their recent advisory email. I can confirm that they do on both counts. Add Bedroom floor areas and storey heights notes to drawing to show compliance.
8. Justifying removal of rear stack as shown on drawings:

Proposed justification wording:

“The existing rear stack is to be completely removed (all floors and above roof pitch), in order to maximise the retail floor space at ground floor and accommodate an internal door between the retail space and the living accommodation, increase the floor area to Bedroom 1 at first floor and to simplify the roof construction of the narrower hipped roof over the proposed extension, as per the attached proposals”.

9. Updating roof plan and elevations to show 'flush' sun pipes rather than 'raised dome type' and justify their inclusion/benefits in the scheme.

Proposed justification wording:

“In order to reduce their visibility on elevation the proposed sun pipes have been changed to a ‘flush’ version which sits within the roof plane in a similar fashion to a velux style roof light (no protruding dome required). In order to further reduce ‘clutter’ to the roofs the sun pipe serving the rear portion of the 1st floor landing has been deleted from the proposals, please refer to product data sheet attached.”

10. Obtaining the product data sheets for the alternative 'flush' sun pipes. **See product data sheet attached for proposed flush Velux rigid sun tunnel ref: TWR (TWR type is for use with tiles), size 0K14.**

11. Adding note to drawing that “All replacement windows and all proposed new windows be timber sashes”.

12. Updating block plan/location plan to reflect the new hipped roof form and also to show ‘as existing’ trees, with survey data provided by client, all as requested.

Should any further amendments be required I shall attend to them and re-issue. Alternatively, if the attached are in order I would be grateful if we could agree an extension of time to allow you to re-advertise the changes, as required.

I look forward to hearing from you.

Kind regards

John

This email: 3 attachments

CC: Client

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