

From: Jo Dawes <Jo@planitconsulting.co.uk>
Sent: 20 May 2025 11:20:22 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: The Lake House, Rowfant
Attachments: 20250430 The Lake House, New Build House-A.001 Location Plan.pdf, 20250430 The Lake House, New Build House-A.002 Block Plan Existing.pdf, 20250430 The Lake House, New Build House-A.003 Block Plan Proposed.pdf, 20250430 The Lake House, New Build House-A.100 Existing Ground Floor Plan.pdf, 20250430 The Lake House, New Build House-A.101 Existing First Floor Plan.pdf, 20250430 The Lake House, New Build House-A.102 Proposed Ground Floor Wider Area.pdf, 20250430 The Lake House, New Build House-A.103 Proposed Ground Floor Plan.pdf, 20250430 The Lake House, New Build House-A.104 Proposed First Floor Plan.pdf, 20250430 The Lake House, New Build House-A.200 Existing Elevations Main House Front & Rear.pdf, 20250430 The Lake House, New Build House-A.201 Existing Elevations Main House Sides.pdf, 20250430 The Lake House, New Build House-A.202 Existing Elevations Studio.pdf, 20250430 The Lake House, New Build House-A.203 Proposed Elevations Front & Rear.pdf, 20250430 The Lake House, New Build House-A.204 Proposed Elevations Sides Main House.pdf, 20250430 The Lake House, New Build House-A.205 Proposed Elevations Sides Annexe.pdf, 20250430 The Lake House, New Build House-A.206 Profile Comparison 1.pdf, 20250430 The Lake House, New Build House-A.207 Profile Comparison 2.pdf, 20250430 The Lake House, New Build House-A.300 Site Sections.pdf, 20250430 The Lake House, New Build House-A.400 3D Visual 1.pdf, 20250430 The Lake House, New Build House-A.401 3D Visual 2.pdf, 20250430 The Lake House, New Build House-A.402 3D Visuals rear.pdf, 20250430 The Lake House, New Build House-A.403 3D Visuals front.pdf, 20250508 The Lake House, New Build House-A.404 Views to proposal.pdf, R01-1pcrow-FRA-20.05.2025.pdf, MW.2405.TLH.AIA.pdf

Dear Anna,

Re: The Lake House, Rowfant, RH10 4TB
DM24/2263

I hope you are well?

Further to a number of emails, and your latest response dated 25th April, I now have pleasure in providing a set of amended plans for the proposed replacement dwelling at the Lake House.

You will appreciate that we have worked with you over a number of months now and have significantly reduced the size and scale of the proposed dwelling following your concerns. The amended plans have further reduced the height of the link section following your latest email. The dormers have been removed from the link section and replaced by roof lights. The recessed gables have been further reduced, and the balconies have also been reduced, with the rear balcony reduced to the width of the window. The rear balustrades and patios have been removed. The balustrades to the first floor bedroom window have been reduced and moved into the window recesses.

We are firmly of the opinion that the proposal now put forward to you should be favourably considered and we would ask that this is now determined on the basis of the amended plans. We would reiterate that this is an application for a replacement dwelling on a self contained site, set some considerable distance from any neighbours, set well back from the road, down a private driveway in an area which does not have any landscape designation.

You will note that we had previously sent you a technical addendum to the previously submitted FRA addressing consultee comments, however, following the amendments we now attach an updated FRA. The updated FRA report reflects the changes in levels of the latest plans. It also reflects the new NaFRA2 Flood Map and the new Surface Water Flood Map, and makes reference to the latest NPPF, specifically Para. 175

The rebuttal comments previously submitted as a technical addendum have also been incorporated into the FRA to address any comments that may similarly arise.

We also attach an Arboricultural Report, (Mark Welby) which includes a tree survey, impact assessment and method statement.

In terms of your request for details of the proposal when viewed from public vantage points we are of the opinion that this replacement dwelling, which would be constructed in darker materials than the current building which has a very large white painted element, would not be visible given the extensive tree cover and intervening land. The site is set substantially back from the roadside along a long private drive. We have however provided an annotated photograph showing the dense vegetation which exists and how the proposed building would sit in the landscape, and which demonstrates that it would be obscured by the trees.

We hope that you will now consider the amended plans and we look forward to receiving a positive outcome shortly. We will of course be agreeable to a reasonable Extension of Time in which to consider these amended plans.

Best regards

Jo Dawes

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