

From: Janet Long <janet@planitconsulting.co.uk>
Sent: 30 May 2025 11:07:05 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "Jo Dawes" <Jo@planitconsulting.co.uk>
Subject: Re: Request for Extension of Time for Amended Plans DM/24/2263 -The Lake House, Old Hollow, Copthorne

Anna

Thank you for your email. I confirm we agree an EoT to 04.07.2025.

Please send over any comments you may receive as soon as possible.

Thank you

Janet Long

Janet Long MRTPI

Planit Consulting

Phone: 01483 415 753

Mobile: 07809 506116

Email: janet@planitconsulting.co.uk

Website: www.planitconsulting.co.uk



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From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Date: Friday, 30 May 2025 at 10:45

To: Jo Dawes <Jo@planitconsulting.co.uk>, Janet Long <janet@planitconsulting.co.uk>
Subject: Request for Extension of Time for Amended Plans DM/24/2263 -The Lake House, Old Hollow, Copthorne

Dear Jo and Janet

Apologies for my delayed response. The amended plans for this application have been readvertised. The Press Expiry date for Consultee and neighbour comments is 27.06.2025.

For your information I have a week's leave booked between 12.06.2025 and 19.06.2025. I will therefore review the case upon my return from the week beginning 23.06.2025.

In order to work to an achievable determination deadline I hope that you can agree to an Extension of time for the Decision target date for the application to 04.07.2025, by return email.

I hope that this application can be determined ahead of that date.

Kind regards

Anna

Submit your planning application online.
<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
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- SAVE A TREE Only print this email if absolutely necessary.

From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 22 May 2025 12:36

To: Jo Dawes <Jo@planitconsulting.co.uk>

Subject: RE: Amended Plans DM/24/2263 -The Lake House, Old Hollow, Copthorne

Dear Jo

Thank you for the amended plans and supporting details, which have now been uploaded for public viewing. I have requested that they are formally readvertised. The original plans have been superseded.

Once I have received confirmation of the new press expiry date I will confirm a new Decision Target Date.

Regards

Anna

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

From: Jo Dawes <Jo@planitconsulting.co.uk>

Sent: 20 May 2025 11:20

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Subject: The Lake House, Rowfant

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

Senior Planner

Planit Consulting

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My working hours: Monday to Wednesday 08.30 – 15.00



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