

From: Joseph Dunn <joseph@napc.uk>
Sent: 26 March 2025 14:47:23 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: RE: 1 Wintergreen Way Sayers Common Hassocks West Sussex BN6 9ZQ (DM/25/0358 & DM/25/0359)
Attachments: Photo 21-01-2025, 3 11 28 pm.jpg, Photo 21-01-2025, 3 11 48 pm.jpg, Picture1.png

Good afternoon Anna,

I hope you're well.

I have discussed your questions with the applicant, and I can provide the following comments in response to these:

- The attached photos taken from the building company show the site of the proposed annexe, which will be located off the turning head / paved area. Further subtle adjustments can be made to the annexe position if required, but as currently, the annexe sits square in line with the house but theoretically can be rotated slightly to negate any potential issues.
- The red line is correct and accurate, as per the official title plan held by HM Land Registry (see red line plan attached).
- The existing caravan and summerhouse will be removed from the site and replaced by the annexe / mobile home.
- Regarding impact to trees, the annexe will be placed on a screw pile foundation system. Screw pile foundations are favoured by arboriculturists due to their non-invasive nature, ensuring that the surrounding trees are not compromised. Traditional foundation methods often require extensive excavation, leading to significant disturbance of tree roots. Screw pile foundations, on the other hand, involve minimal digging and leave most of the root system intact. Furthermore, by using screw pile foundations near trees, we safeguard the trees health and functionality. These foundations avoid compaction of the soil, which maintains the tree's ability to access water, nutrients, and oxygen.
- At the moment, the applicants would ideally like to reach an amicable solution on the current plans and drawings if the issues can be resolved, rather than amend the location of the annexe.
- As noted in my previous email regarding the LDC, the Caravan Sites Act 1968 (which this proposal is in accordance with) stipulates that a caravan can be lawfully sited anywhere within the residential curtilage of the Class C3 property and is not assessed against planning merits. As such, the location of the caravan in relation to the principal elevation line is not relevant to the determination of this application.

I hope the above is of assistance and should you have any further questions at all, then please don't hesitate to get in touch.

Kind regards,

Joe

Joe Dunn
Planner

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From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 25 March 2025 3:54 PM
To: Joseph Dunn <joseph@napc.uk>
Subject: RE: 1 Wintergreen Way Sayers Common Hassocks West Sussex BN6 9ZQ (DM/25/0358 & DM/25/0359)

Dear Joseph

Thank you for your email and for getting in touch with me regarding these two applications.

With regards to the determination of the planning application under DM/25/0358 I have the following questions/comments:

- I note that the proposed annexe is located off the parking/turning head that serves No 1 and 2 Wintergreen Way. The position of the turning head is not entirely clear on the submitted plans.
- Please can you confirm that the position of the annexe is sited completely clear of the block paved area? **I shall be grateful if you can provide a clearer plan, showing the kerb line of the turning head and any allocated parking area for Nos 1 and 2.**

- The position of any allocated parking space for No 1 is unclear. From the position of the red line shown on the submitted Block Plan it appears that no parking is included with the ownership of the property? **Is this line a correct reflection of the ownership boundary?**
- From my site inspection I found a touring caravan is sited on land to the south of the turning head, outside of the garden fence to the side of the house. There is also a summerhouse on a decked area sited inside this fence line.
- **Please confirm if the touring caravan and the summerhouse will be removed from the site, if the annexe is approved? If not, where will the caravan be stored and where will the summerhouse be located? I will need a new plan to confirm any relocation within the red line.**
- **I have concerns regarding the impact of the proposed annexe upon trees that are growing along the southern site boundary. These trees were the subject of protection measures in the course of the development of the houses on the site. I am awaiting the Tree Officers comments on the impact of the construction of the proposed annexe building.**
- **I have consulted the Flood and Drainage team and the Newt Officer and I await their comments.**

I have a suggestion for your clients – I consider that an alternative position for the annexe, that could overcome some of the above issues, would be the area of hard surfacing in the north western corner of the rear garden. This would give it a better relationship to the house with hard surfacing to allow easy access to and from the house. If this position were to be considered, and amended plans submitted, I would need to readvertise the application and renotify the neighbours, to allow them to comment.

With regards to the LDC application under DM/25/0359 – I have yet to consider the submitted information in the Planning Statement in detail. It is my opinion that the proposed mobile home will lie forward of the line of the principal elevation of the dwelling house. I question whether it can be the subject of a LDC.

I look forward to hearing back from you on the above matters.

Regards

Anna Tidey
Planning Officer

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

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From: Joseph Dunn <joseph@napc.uk>
Sent: 21 March 2025 12:10
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: RE: 1 Wintergreen Way Sayers Common Hassocks West Sussex BN6 9ZQ (DM/25/0358 & DM/25/0359)
Importance: High

Dear Anna,

I hope you're well and looking forward to the weekend.

I was just wondering if you have any further updates on planning and the on Certificate of Lawfulness applications? If you could let me know, that would be great.

I look forward to hearing from you.

Kind regards,

Joe

Joe Dunn
Planner

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From: Joseph Dunn
Sent: 18 March 2025 10:23 AM
To: 'Anna Tidey' <anna.tidey@midsussex.gov.uk>
Subject: RE: 1 Wintergreen Way Sayers Common Hassocks West Sussex BN6 9ZQ (DM/25/0358 & DM/25/0359)
Importance: High

Dear Anna,

I hope you're well.

Are you able to provide any further updates on the above applications at all? I appreciate the consultation has been extended to 25th March but if you do have any indication as to what your recommendations are likely to be at this stage, then this would be much appreciated.

Many thanks and I look forward to hearing from you.

Kind regards,

Joe

Joe Dunn
Planner

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From: Joseph Dunn
Sent: 10 March 2025 4:46 PM
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: RE: 1 Wintergreen Way Sayers Common Hassocks West Sussex BN6 9ZQ (DM/25/0358 & DM/25/0359)

Hi Anna,

Many thanks for confirming.

Could I ask why this has also been extended for the Certificate of Lawfulness application DM/25/0359, just as I note that it is not usual Lawful Development Certificates to be consulted upon. If you could confirm, that would be great.

Many thanks and I look forward to hearing from you.

Kind regards,

Joe

Joe Dunn
Planner

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From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 10 March 2025 3:49 PM
To: Joseph Dunn <joseph@napc.uk>
Subject: RE: 1 Wintergreen Way Sayers Common Hassocks West Sussex BN6 9ZQ (DM/25/0358 & DM/25/0359)

Dear Joe

Thank you for your email.

I intend to arrive at the site tomorrow at around 10.30am.

I can confirm that the consultation periods for both DM/25/0358 and DM/25/0359 run to 25.03.2025. This is because a late consultation was sent to the Council's Tree Officer on 04.03.2025.

Please contact me if you would like any other information.

Regards

Anna Tidey
Planning Officer

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From: Joseph Dunn <joseph@napc.uk>
Sent: 10 March 2025 13:15
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: RE: 1 Wintergreen Way Sayers Common Hassocks West Sussex BN6 9ZQ (DM/25/0358 & DM/25/0359)

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Dear Anna,

Thank you for your email and I hope you're well.

I have spoken to the applicant, and they are happy for you to visit tomorrow morning. Are you able to provide an estimated time for your visit?

On a separate note, could you confirm if the consultation period for the DM/25/0358 application has now ended? The applicant has informed me that when they last checked the application

page on Public Access, this had been extended but I have just checked now, and the page does not state the consultation expiry date. If you could please confirm, that would be much appreciated.

Many thanks and I look forward to hearing from you.

Kind regards,

Joe

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Planner

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

Sent: 07 March 2025 4:33 PM

To: Joseph Dunn <joseph@napc.uk>

Subject: RE: 1 Wintergreen Way Sayers Common Hassocks West Sussex BN6 9ZQ (DM/25/0358 & DM/25/0359)

Dear Joe

Thank you for your email.

I have yet to undertake my site visit to assess the proposals. I have a free diary slot for this next Tuesday morning, so I hope to visit then.

Please can you make your applicant aware as I will need access into the garden.

Thank you.

Regards

Anna Tidey

Planning Officer

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From: Joseph Dunn <joseph@napc.uk>
Sent: 07 March 2025 16:13
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: 1 Wintergreen Way Sayers Common Hassocks West Sussex BN6 9ZQ (DM/25/0358 & DM/25/0359)

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Dear Anna Tidey,

I hope you're well.

My name is Joe, and I am the agent for the two above applications. I am just touching base to see if you have any initial thoughts or updates on these, and if you have an indication of what your likely recommendations will be? If you could confirm, that would be much appreciated.

Many thanks and I look forward to hearing from you.

Kind regards,

Joe

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Planner

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