

From: Jo Dawes <Jo@planitconsulting.co.uk>
Sent: 19 March 2025 14:34:27 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "Janet Long" <janet@planitconsulting.co.uk>
Subject: The lake House, Rowfant
Attachments: Verified views Lake House.pdf, Drainage repsonse to issues raised.pdf

Dear Anna,

Thank you for your email and for discussing your concerns with us on Monday, we appreciate your time in explaining your detailed comments. I can advise you that we have had a further discussion with our clients and the good news is that they are willing to amend the application to address your concerns. We are also arranging for the tree report which your tree officer has requested.

With respect to your request for verified views, as indicated in our conversation, we do not feel that this is reasonable given the distances involved and the fact that this is a single replacement dwelling in a similar location within a non designated landscape. I attach a document which clearly shows that the existing house is barely visible from public viewpoints, and you will appreciate that the existing annexe is painted white, whereas the replacement dwelling would be finished in dark stained timber cladding and would therefore be even less visible. In terms of the view from further up the lane, (view 3), with respect this would be through two tree lines, and across a field and the lake. Please can you therefore confirm that we do not need to put our client to any further unnecessary expense providing photograph montages in this instance, particularly now that the scheme has been significantly reduced in size.

In terms of the additional drainage information, this was sent to you on 24th February, however I have attached it again for your convenience.

I look forward to hearing back from you in respect of the photos and will be in touch as soon as we have the further information.

Best regards

Jo Dawes

Senior Planner

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My working hours: Monday to Wednesday 08.30 – 15.00



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