



From: Michael Gray [REDACTED]
Sent: 24 October 2014 08:54
To: Juan Baeza
Subject: Application ref WA/48/14/PL Deans Yard, Orchard Way, Fontwell

Juan,

Further to our telephone conversation of yesterday I contact to agree an extension of time on application WA/48/14/PL to enable you to visit the site and give a second opinion and to enable us to supply you with Office Copies Entries of Title (these are on order).

I genuinely think this revised scheme is acceptable in planning terms. The relationship of the terrace to 2 Deans Court (the property to the south) is acceptable and represents an improvement to the amenities of this dwelling. The owner of No 2 has no objection and this is not surprising giving that a non conforming commercial building is moved off his side garden boundary.

The garden sizes and certain room sizes slightly transgress the emerging space standards policy in the Draft Local Plan but we both know only limited weight can be attached to such policies. This is witnessed by the recent appeal decision at St Michaels Church Aldwick (see attached decision). Anyway these exacting

standards have to be applied with some flexibility particularly on brownfield sites such as this. I have said if the size of bedrooms remains a sticking point I could get the applicant to reduce the first floor accommodation from 3 to 2 rooms (one of the rooms is now proposed as a home office).

Can I agree an extension of time until Monday the 17th Nov to give us adequate time for reflection. You may of course get a decision out sooner but I really would like you to make a site visit because this is not one of those schemes that is an obvious refusal.

Kind Regards

Mike Gray
SEPS Ltd