

therefore have options – you could accept a refusal enabling you to appeal the decision; or you could withdraw and re-submit in the future – also giving you the chance to address the drainage issues more fully.

I realise this is disappointing to you, but I trust you will consider my points,

Thanks, Tina Pickup

Tina Pickup
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(Mondays/Wednesdays/Fridays)

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From: Pickup, Tina
Sent: 27 April 2020 16:36
To: [REDACTED]
Subject: RE: PLANNING APPLICATION APP/20/00146 - AVONDALE

Thanks Mark for updating the notice – since its been in situ since 09/04 we can live with its back-dating in this instance.

Re the parking and drainage issues – your use of the word "yet" is pertinent – I have been beavering away in the background with respect to the County's comments re the parking survey & also the watercourse issue and have sought more detailed advice from our drainage engineer. I'm due to have a meeting with my team leader on Wednesday and I wanted to discuss both of these issues with her before I get back to you formally. I will update you further on Wednesday with any requests!

For clarity, since I can't make site visits at the moment, please can you just explain the layout etc of the host dwelling at 17. I note its 17A and 17B but I can't find any planning history for its subdivision. How long has it been subdivided? Are they 2 self-contained flats or Houses in Multiple Occupation ie let out with shared facilities? Is it an upstairs and downstairs subdivision? How many bedrooms for each flat? How is access to the rear amenity area divided up?

Sorry, lots of questions, but these are all the sorts of things I would have learnt from a site visit, so perhaps if you could do your best just to explain the situation on site for me please?

Thanks, Tina