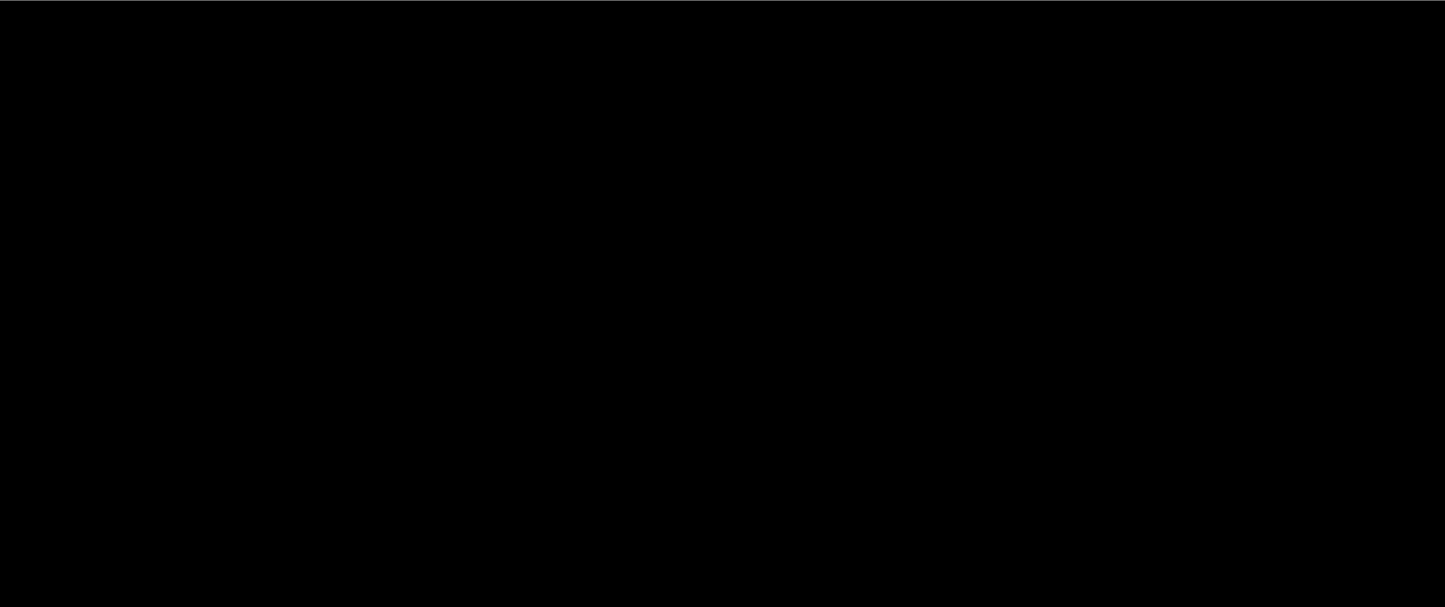




From: David Fuller [REDACTED]
Sent: 01 June 2015 09:53
To: Ross Leal
Cc: AFA Fuller
Subject: K/17/15/HH - Russet House, Gorse Avenue, Kingston Gorse

Dear Ross,

Further to our discussion on Friday (29th), please see below responses below addressing the concerns raised in a letter dated the 19th May (attached) from Mr & Mrs Millet, the immediate neighbours at Scesaplana to the East of Russet House.

1) The information detailed on the site plan was derived from an ordnance survey extract and license from land registry information in the normal way. The proposed new entrance to Russet House is materially wider than the current entrance. This will greatly benefit Mr & Mrs Millet as vehicles accessing Russet House will have significantly more space to manoeuvre, thereby avoiding the current predicament where vehicles are forced to reverse in close proximity to Scesaplana.

2) The massing of the Garage building and corresponding roof shapes are to be subservient to the host dwelling, in an attempt to minimise the impact visually to the surrounding properties, whilst creating adequate habitable space internally. The proposed Garage is to provide 2 parking spaces only, and does not increase the parking provision from that of the existing dilapidated Garage. The proposed Garage seeks to provide an aesthetically enhanced building in shape and form, from that of the existing unsightly flat roofed building, by utilising a pitched roof with Sussex Barn Ends. Furthermore this is a family dwelling and is to be used as such, and therefore we feel there would be no exacerbation of accident risk in Downsview Road. There are also mature hedges of considerable height on Russet House's Eastern boundary, which means that much of the garage building will not be visible from Downsview Road.

3) The proposed swimming pool is well shielded from the objecting property by the proposed link extension and Garage building. In addition, fencing and hedging/tree foliage will provide additional shielding from any noise nuisance that may arise. Also, as Mr and Mrs Millet mention in their letter, many of the properties immediately surrounding Russet House have outdoor swimming pools - they are an established feature of the area.

4) We cannot comment with regards to the successful contractors signage, but I assume this will be a matter for the Kingston Gorse Estate to consider and perhaps advise on. We will be producing a site set up plan for the successful contractor to use, which will enable the majority of the builders to park on site at Russet House during the construction. We are also happy to stipulate in the contract that additional parking not at Russet House is to be on Gorse Avenue only.

I know that my clients visited Mr & Mrs Millet last month to talk them through the proposed plans for Russet House. They would be happy to meet with Mr & Mrs Millet again to further discuss matters if this would be helpful.

I hope the above responses go some way to alleviate the concerns Mr & Mrs Millet have with regards to the scheme.

With best regards,

David

David Fuller BSc (Hons) DipSurv
Andrew Fuller Associates
Norton Studio
School Lane
Arundel
West Sussex
BN18 9DR

CHARTERED SURVEYORS - TOWN PLANNING

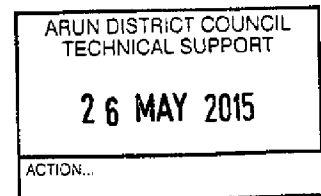
This electronic message contains information that may be privileged and confidential. The information is intended to be for the use of the individual(s) named above. If you are not the intended recipient, please be aware that any disclosure, copying, distribution or use of the contents is prohibited. If you have received this message in error, please delete it and notify me immediately.



19.5.2015

Ref: Planning K/17/15/HH

Russell House,
Gorse Avenue,
Kingston Gorse.



We wish the following points to be considered:—

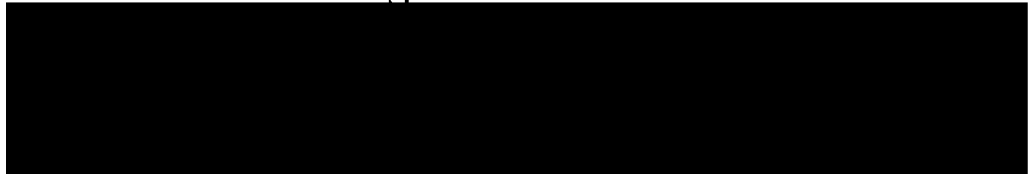
1. The Ground Plan of Scesaplana on the plans is not up to date, and may give the wrong impression of the line of garage entrances on both sides of the road, and the driveway, needs to be considered as it is now.
2. The scale of the rear extension (northside) is very large with a large blank wall and high roof. The visual sight could be very ugly especially if all existing greenery, trees and hedging is removed. It would be more appropriate if it was reduced in length and height. The need for three garages indicates there will be more traffic. The driveway and entrance to the garages and the increase of traffic as a result will mean the entrances would be more prone to accidents on this very narrow road.
3. Ref. Swimming Pool, generally, when used, are a source of noise and are unacceptable if not well monitored, basically we object to a pool, especially as we already have two in close proximity.

4. The contractors should provide suitable sized equipment to use on the access to the property during its development, and NOT the large Motorway equipment, as has been the case during other build programmes on the Estate.

Builders cars, vans, lorries etc. should be parked in Gorse Avenue and not Downsview Road as it is too narrow.

Please take into account the
above comments,

Thank you,


John & Linda Millett.