

From: David Fuller [REDACTED]
Sent: 17 June 2015 11:01
To: Ross Leal
Cc: Sophie Masson; AFA Fuller
Subject: Russet House - K/17/15/HH - Response to objections

Dear Ross,

Further to our conversation, please see below our responses, which we feel address the concerns and objections raised to the proposed scheme at Russet House.

- 1) Mr & Mrs Millet - Scesaplana (Immediately to the East of Russet House) - These comments have been addressed in a previous email from the 1st June. I re-attach for clarity.
- 2) Kingston Parish Council - have no objection to the scheme, but have suggested privacy screening to the balconies, which we are prepared to accept.
- 3) Mr & Mrs Bridgwater - The Dutch House (Immediately to the Northeast of Russet House) - have objected to the speculated enlargement of the driveway entrance to Russet House. Please see the attached drawing number 15753/07, detailing the driveway, landscaping and boundary treatments. We hope this will alleviate Mr and Mrs Bridgwater's concerns, as the driveway is only slightly enlarged from that of the existing opening, however is recessed and is similar to what they have created at The Dutch House. Just to confirm, the recessed driveway will be advantageous from a highways perspective as it will allow vehicular movements in and out of Russet House to be achieved without the creation of risk to those traversing along Downsview Road. Furthermore, the additional parking provision from the enlarged internal driveway, will eliminate any necessity for parking on Downsview Road, and will improve manoeuvrability.
- 4) Mr Sawers - East Preston and Kingston Preservation Society - The alterations to the external finishing materials is not unprecedented on The Estate, and will be similar to that of The Dutch House immediately to the Northeast. This house is of no significant historic interest and in its dilapidated current state has detrimental visual impact to the surrounding properties. The scheme seeks to enhance the condition and character of this seaside residence through the introduction of the material change and updated aesthetics.
- 5) Mr Coope - Finale House - has objected to the second floor dormers, as he feels that they would overlook the North Elevation of this substantial property. In reality, the Eastern half of the North Elevation to Finale House is shielded from view by 3 mature trees to the Southern boundary of Russet House. Furthermore, the

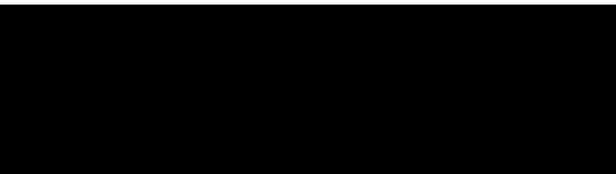
Northern Elevation of Finale House is some 40 meters away from the South Elevation of Russet House, and we feel that there will be no overlooking potential from the new top floor bedroom windows as a result of the distance.

We trust the above responses are satisfactory, and adequately address the concerns raised in the representations.

With kind regards,

David Fuller

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From: David Fuller [REDACTED]
Date: 1 June 2015 09:52:51 GMT+01:00
To: Ross.Leal@arun.gov.uk
Cc: AFA Fuller [REDACTED]
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

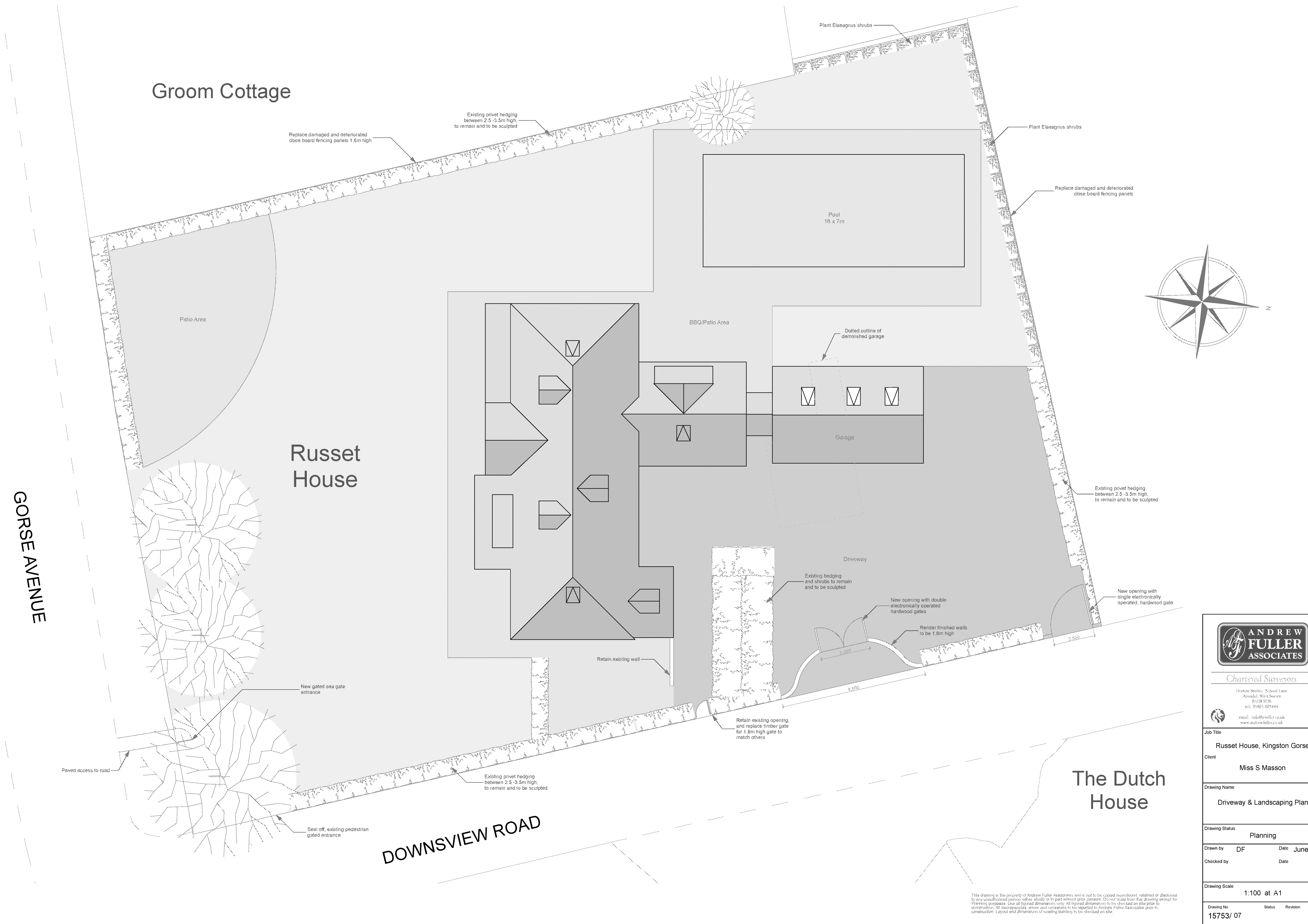
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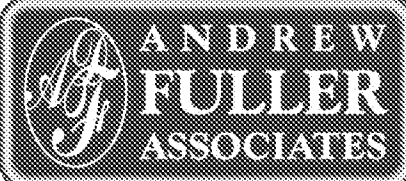
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Job Title	
Russet House, Kingston Gorse	
Client	
Miss S Masson	
Drawing Name	
Driveway & Landscaping Plan	
Drawing Status	
Planning	
Drawn by	DF
Date	June 15
Checked by	Date
Drawing Scale	
1:100 at A1	
Drawing No	Status Revision
15753/ 07	

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