

Lynnyrd Wolfe

From: Anita Gardner
Sent: 09 January 2019 10:06
To: Planning.Responses
Subject: FW: K/40/18/PL - Demolition of existing dwelling & erection of 1 No. dwelling, associated landscaping & parking (resubmission following K/11/16/PL)
Attachments: 247-D-02-REV-A.pdf; 247-D-00-REV-A.pdf; 247-D-12-REV-A.pdf

Please treat as substitute plans

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Save the environment - think before you print.

From: OLIVER BRAY [REDACTED]
Sent: 08 January 2019 18:24
To: Anita Gardner
Subject: Re: K/40/18/PL - Demolition of existing dwelling & erection of 1 No. dwelling, associated landscaping & parking (resubmission following K/11/16/PL)

Dear Anita

Re: K/40/18/PL - Demolition of existing dwelling & erection of 1 No. dwelling, associated landscaping & parking (resubmission following K/11/16/PL)

In relation to the above application, and following a presentation to the Kingston Gorse Estate last week, I am pleased to inform you that the Board have approved the proposal and will not be objecting to the application - please refer to the email below to the Chair of the Board following a conversation I had with him this morning. As the Board represents the views of the residents of the estate this is a very significant and positive response.

The Board have requested that we remove the detached garage to the front of the plot and that we make the North facing window to the 2nd floor obscured.

I have therefore attached the following revised drawings that I kindly ask if you could substitute for the previous versions:

- D-00 Rev A (Site Location and Block Plan)
- D-02 Rev A (Proposed Site Plan)
- D-12 Rev A (Proposed North Elevation)

Further down the email thread below I have outlined our response to the 4 letters of objection from the neighbours and from the Parish. I trust that this adequately responds to their concerns but should you require any further clarification on the points they have raised please do let me know.

I am conscious of the date for determination in just over 2 weeks time so if you are able to give me any feedback in the next week or so that would be much appreciated.

Kind regards

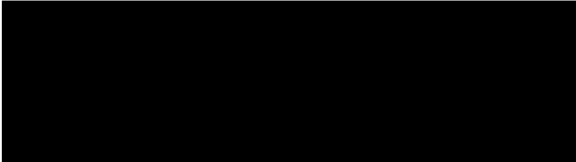
Olly

Olly Bray
Director

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On 8 Jan 2019, at 12:03, Olly Bray <> wrote:

Dear Alan

Thank you for calling earlier following the meeting last night of the Kingston Gorse Estate Board.

We are naturally delighted with the Boards decision not to object to the application. I will be in touch again once I have some feedback from Anita Gardner, the case officer at Arun DC.

Kind regards

Olly

Olly Bray
Director

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On 6 Jan 2019, at 21:02, Olly Bray [REDACTED] wrote:

Dear Alan

It was good to see you on at Spring Tide on Thursday and thank you for giving me the opportunity to present the scheme to you and your colleagues from the Board.

I really hope that you could see the passion and commitment that we, as the Architects and more importantly that Mr and Mrs Gothard have for this project. We have worked so hard to develop a scheme that we believe will have such a positive impact on the Estate. We are acutely aware of the sensitivity and importance of the site, not just to the residents of the estate but also to the wider public; the responsibility associated with creating a scheme that befits such a beautiful site and yet that is so sensitive to the prevailing characteristics of the estate is not lost on us on one bit.

It is important to reiterate that this is not a speculative development: this is a 'forever' home for Dom and Sarah so no corners will be cut nor compromises made on the quality of the build. We hope that their commitment - both personally and financially - to creating a beautifully crafted house here will act to raise the standard of future projects on the Estate.

As we discussed when we were on site I have summarised some points below in response to the comments from 4 neighbours (*Westwood House*, *Mariners*, *Imray* and *Mimosa*) and the KGE Board which I kindly ask if you would relay to the Board at your meeting on Monday evening. We were pleased to see a letter of support from *Garden Cottage*.

The number of storeys and the visual impact

Whilst the proposed scheme extends over 3 storeys, there are numerous examples of houses within the Estate that have a 3rd floor.

The 3rd floor within our proposed scheme has been designed as a modern interpretation of the way in which 3rd floors have been created within the roofs of the traditional pitched roof buildings on the Estate: the upper storeys created within these roof spaces are effectively set back from the outer walls and appear as a darker, more recessive element because of their weathered clay tiles that sit in contrast to the painted brick and timber or rendered facades of the storeys below. The contrast to the storeys below is further highlighted by the fewer number of openings, be them large dormer windows or smaller roof lights.

Our proposal provides a modern interpretation of the ‘room in the roof’ by following the characteristics of these conversions. The 3rd storey within our proposal is set back from the floor below on all sides to echo the massing of the loft spaces; the recessed facades are clad in a dark wood to reflect the darker contrasting tones of the weathered tiles; and the restricted number of openings, in particular to the front and side elevations, echo the more blank expression of the roofs.

It is also really important to note that the overall height of our 3rd floor is consistent with the ridge lines of the houses in the immediate area - indeed the ridge line of White Lodge to the West sits higher than the proposal.

There are also examples of large roof spaces which whilst pitched, do exhibit flat roofed areas as well (see attached photo of White Lodge, to the West of Spring Tide).

The footprint of the proposal

It is hoped that with the loss of the garage, the overall footprint of the proposal is now acceptable to the Board. Whilst the single storey element stretches back towards the front of the plot, there is now no development along the front boundary and the ‘internal garden’ that is bounded by the single storey element is complimented by green roofs which soften the appearance of this part of the development from the only point it can be fully perceived, ie from the upper storeys of the neighbouring properties.

Overshadowing of the house to the east and overlooking of the neighbours to the north and west

The proposal is only ever so slightly higher than the existing house and just marginally higher (100mm) than the 2018 permission for a new dwelling but it is **significantly** less impactful than the 2018 permission because of the shallow depth of the upper storeys (see attached application drawing D-17). This means that the impact of the proposal on the garden of *Mariners* will be very limited, in particular when compared to the extant permission. Indeed because of the siting of the main part of the building over the footprint of the existing house, there will be very little change from any shadowing that occurs at present.

As the proposed house is set over the footprint of the existing house, the terraces to the south will not affect the amenity of the neighbouring properties to the West, *Little Deerswood* and *White Lodge*, and *Mariners* to the East which are all set back a long way from the building line of Spring Tide.

The windows at first floor facing north replicate a similar condition to the existing house which has windows looking back over the front garden.

The windows to the side elevations at first floor are at high level only and there are no windows on the side elevations at 2nd floor.

The window at 2nd floor looking to the North over Gorse Avenue is set a full 30m away from the property *Westwood*, and as we discussed on site, the views out from this window are limited as it opens out from an atrium space. However should there be a concern with the impact of this window on the houses to the North, we would be pleased to propose this as obscure glazing.

Summary

The reason for the introduction of the rule on limiting any new development to two-and-a-half storeys is to prevent any adverse impact on the character of the Estate and to ensure the privacy and amenity of the neighbours is maintained; it is not to prohibit any habitable development at that level as is shown by the number of 3rd storeys within the estate. Our proposal at Spring Tide sits not just within the 'spirit' of the policy - in that the 3rd storey will have a limited impact on the character of the estate and the amenity of the neighbours - but by virtue of its design and interpretation of the traditional pitched roof upper storeys, it also firmly complies with the strict rules of the policy that naturally seeks to resist full 3rd storeys but is accepting of recessed (and recessive) 3rd storeys.

I trust this addresses the concerns of the Board and also the 4 comments from the residents but should you require anything further please do not hesitate to contact me. I will be available on my mobile tomorrow evening should you wish to discuss anything before, during or after your meeting with the Board.

I very much look forward to hearing from you

Kind regards

Olly

Olly Bray
Director

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