



The Planning Officer
Waverley Borough Council
Western Planning Committee
BY EMAIL

9 September 2022

Dear Sir

Land at Edgecome, 10 Hill Road (WA/2022/02061) - Objection

The Haslemere Society wishes to object to the above application on the following grounds:

1. The only changes in this application, compared to the refused WA/2020/2062, appear to be the introduction of a pitched roof and the some change in materials. There does not appear to be any change to the actual design of the building e.g. the size and placing of the windows and the overall size of the building. The changes proposed are insufficient to make the building appropriate for the site.
2. The very modern design remains out of keeping with the neighbouring buildings. While red brick and clay tiles are the vernacular style, the very large windows and feature stone walls are not.
3. The relative footprint of the proposed building remains too large as a proportion of the overall site and the square mass of the building would also be out of keeping with the neighbourhood. This is clear just from the Block Plan extract on P13 of the Planning Statement, which shows the relative proportions of the building to site area of the proposed dwelling and of Edgecombe, the neighbouring house.
4. The application notes (para 4.16) that the proposed dwelling would have strong eco-credentials. We note that the living green wall proposed in the previous application has disappeared from this one but clearly the use of sustainable materials, good insulation and sustainable energy etc. is to be welcomed. However, all these features could equally well be achieved in a more traditional design, including the one which already has permission on this site.
5. As an aside, we note that, WBC does not currently appear to have the resources either to monitor compliance with conditions or to enforce where conditions are not met. Therefore no significant reliance, for this or any other application, should be put on conditions to ensure an appropriate build unless some mechanism can be introduced to require the builder to proactively demonstrate compliance before any sale can take place or before the owners can move in.

Yours Sincerely

S. Dullaway (by email)
(on behalf of The Haslemere Society Planning Group)