



The Planning Officer
Waverley Borough Council
Western Planning Committee
BY EMAIL

14 November 2020

Dear Sir

Appletrees, 8a Courts Hill Road (WA/2020/1238) - Objection

The Haslemere Society wishes to object to application WA/2020/1238 on the grounds that the proposed development is wholly inappropriate for the site.

1. The proposed new development is of a very different style to the surrounding buildings in both its general form and the materials proposed. The Haslemere Society has no objection in principle to modern design and we do not comment here on the architectural merit or otherwise of the design itself. However, we do consider that it is deeply inappropriate to the site.
2. Appletrees sits within the Haslemere Town Centre Conservation Area. Policy HE8 of WBC Local Plan 2002 states that the Council will seek to preserve or enhance the character of conservation areas by, inter alia, "requiring a high standard for any new development within or adjoining conservation areas, to ensure that the design is in harmony with the characteristic form of the area and surrounding buildings, in terms of scale, height, layout, design, building style and materials". While there is a variety of styles in the area, they fall within a range; there is nothing even slightly like the proposed dwelling within this part of the Conservation Area and it cannot be said to be 'in harmony with the characteristic form of the area and surrounding buildings'.
3. The proposal also fails to meet the requirement in the Haslemere Design Statement that any new building or extension in the area should complement the local vernacular style in various ways, including matching local materials.
4. The application argues that the proposed development will enhance the Conservation Area because it has greater architectural merit than the bungalow it is to replace. This misses the point. As the relevant policy statements make clear, the requirement is to enhance the character of the Conservation Area. It is not enough simply to replace a nondescript building with one which the applicant considers more attractive if it undermines the wider harmony of the area.

5. The applicant includes several pictures of modern dwellings in the Haslemere area. It is clear from the pictures however that all of these are in quite different settings to the one proposed here. Nor are they in the Conservation Area.
6. The applicant states that the reasons for the refusal of the 2019 application have been fully addressed and then lists the relevant changes made. However, none of these address the objection that the proposal would do less than substantive damage to the Conservation Area which is not offset by public benefits.

We strongly urge the Council to reject this application.

Yours Sincerely

A handwritten signature in black ink that reads "J. Dullaway". The signature is written in a cursive style with a period at the end.

Sonja Dullaway
(on behalf of The Haslemere Society Planning Group)