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10 January 2018.

Planning Dept.,

Waverley Borough Council,

The Burys,

GODALMING. BY EMAIL

Dear Sirs, Planning Application 2017/2320

12 Kings Road, Haslemere.

The Society considers that this is an appropriate development of this site which addresses the need for more housing.

However we feel compelled to comment on the lack of information in this submitted application. Per the Local Plan policy D4 the Council undertakes to ensure that a high quality design is achieved. The ‘devil is in the detail’ and the Council must have far more detailed information at this planning application stage to enable it to deal comprehensively with an application and to meet this policy obligation. This must be done BEFORE any approval is given as trying to agree the incorporation of good quality materials (as opposed to the cheapest) can only be done pending and not after an approval.

Specifically the only materials information given is that the roof will be covered with Duo Plain tiles and the walls will be built using ‘red bricks’. Duo tiles are not clay tiles and are available in different colours. The typical Haslemere roof is covered in brown clay tiles (see the Haslemere Design Statement) and not grey modern manufactured tiles. Brick quality (frost resistance and low moisture absorbency) as well as appearance is very important for the longevity of the proposed building.

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Both of these materials are significant cost elements and need to be agreed with the developer (who will generally be seeking a lowest cost project to sell on) before approval. Similarly gutters, rainwater pipes, eaves cladding and barge boards, window frames, doors and balcony balustrading are all prominent external features and should be agreed in principle before approval – not as a later condition attached to an approval.

Yours faithfully,

John Greer (Vice Chairman, The Haslemere Society)