

c/o 37 Stoatley Rise,

Haslemere,

GU27 1AG.

3 November 2017.

Planning Department,

Waverley Borough Council,

The Burys,

GODALMING. BY EMAIL

Dear Sirs,

Application 2017/1857, 48 Petworth Road,

Haslemere.

Having perused most of the documents submitted ( several could not be read on line and the drawings were unclear as pdf copies could not be obtained), The Haslemere Society has several concerns and queries which lead us to register our objection to this planning application. We list these as follows:-

1) DETAILED INFORMATION.

Planning policy D4 states that WBC will seek to ensure high quality design appropriate in terms of scale, height and form and that materials should respect local distinctiveness, the development should not significantly harm the amenity of occupiers of neighbouring properties by way of overlooking or overbearing and that adequate amenity space is provided around developments.

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Sufficient information has not been provided to enable the Council to comprehensively check the application to ensure good design.

The types of external doors and windows are not specified, locations of close boarded fencing and new hedgerows are not clearly shown, ‘permeable block paving ‘ quickly becomes impermeable, roads are described as asphalt ( hot rolled or do they mean macadam ?) and gravel but it is unclear where each is located and there are no road construction details showing widths, footpaths, kerb types etc.

Some of the information listed on the application form under ‘Materials’ has nothing to do with materials.

There is no route or information on sewers provided (is pumping required?) and the significant areas of hard surfacing of roofs, hard standings and roads will produce a very significant rainwater run off but no detailed information is given as to how this will be disposed of. Discharging into surrounding protected tree belts should not be allowed.

We could not ascertain from the drawings where the external bin storage to the houses will be and where it will be stored by the road side for weekly collection.

Given our not being able to access all the submitted information it is possible that some of this information might have been provided.

The Society is strongly convinced that WBC should be provided with far more detailed information at this planning application stage for consideration as it will be considerably more difficult to ensure the incorporation of the required quality of design and materials once an approval has been given.

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2) ACCESS AND EGRESS

The double entrance from Petworth Road as shown is inappropriate and we agree with SCC Highways that this should be changed to a single widened access for safety. A redesign is required showing in detail all appropriate dimensions and sight lines, including landscaping appropriate to the character of this section of Petworth Road and as required by the Haslemere Design Statement Natural Environment Guidelines – ( re, enhancing tree and hedgerow cover to reflect local landscape character). We are mindful of the previous enforcement action necessary following illegal embankment removal by this developer.

Currently we are not convinced as to the feasibility of providing the necessary safe sight lines, notwithstanding SCC’s apparent sanguine attitude to this (ie providing 2.4m x 43m x 0.6m high splays without cutting back vegetation and land the applicant does not own).

During the construction phase a much larger temporary access for HGVs will be necessary and details of this will be required for approval.

3) OVERLOOKING

As we have mentioned earlier, Policy D4 requires the design of new developments to ensure that the amenity of occupiers of neighbouring properties is not significantly harmed. Particularly given the higher elevation of the site of the proposed development compared to that of the adjacent existing properties to the west, we consider this aspect has not been given sufficient attention.

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4) SCALE

Planning Policy D1 indicates that development will not be permitted if it would result in harm to the visual character of a locality particularly in respect to the design and scale of the development and its relationship to its surroundings and privacy enjoyed by neighbours.

Also Policy D4 requires developments to provide adequate amenity space around the proposed development.

The Society considers the two very large houses are too big for the site, resulting in an over development with inadequate recreation space for the large ‘family sized‘ homes. We consider that the proposed size of the houses does not meet the requirements of these policies.

Yours faithfully,

John Greer (Vice Chairman, The Haslemere Society)

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