



Councillor members  
Waverley Borough Council  
Area Planning Committee (Southern)  
BY EMAIL

28 April 2020

Dear Councillors

**Planning Application WA/2020/0430 – Crofts/28 Petworth Road**

The Haslemere Society wishes to object to this application.

This application follows the refusal last year of planning permission for two semi-detached dwellings on the same site. While the applicant has made some material changes to the application in an effort to meet the grounds of the previous refusal, the Society considers that the current application is still unacceptable, for the reasons set out below.

1. The scale of the building remains inappropriate. While the number of dwellings has been reduced from 2 to 1, the footprint is only slightly reduced, and the width of the building is unchanged. The overall sense of the building being crammed onto a site that is too small for it therefore remains. This is entirely out of keeping with surrounding dwellings. The garden is described as “ample” in the application but will in fact be significantly smaller than for other 3-bed dwellings in the surrounding area.
2. Furthermore, because the ground on that side of the lane is more than a metre higher than the lane itself, the building will appear more dominant than other two-storey buildings on the other side of the lane. This effect will be exacerbated by the reduction in height of the hedgerow and the fact that the proposed dwelling will be closer to the lane itself than in the previous proposal. At one point the building is shown as less than 2m from the lane, contrary to Policy HA1 of the Local Plan Part 1 (2018) and retained policy HE3 of the Waverley Borough Local Plan 2002. In addition, the other two-storey properties on the lane are largely opposite wooded areas so that the sense of openness is maintained. The proposed dwelling would be opposite houses, and at a particularly narrow part of the lane, giving a much more built-up, enclosed sense, more like an alley than an ancient lane. At present, Crofts itself is the only substantial building on that side of the lane.
3. As before, the applicant claims that foul water drainage will be to the mains sewage system. We think it likely that the site is actually below the main sewer, making this impossible. We understand that all but the topmost properties on the lane have septic tanks rather than mains drainage.
4. The proposal still includes the demolition of part of the ancient stone wall bordering the lane. We note that, since it is in a conservation area, a separate demolition application

should be made for this. The applicant states that the materials will be reused to reinstate a wall across the old entrance to the car park, as if the reuse of the materials (assuming this is actually possible after demolition) means that the ancient wall has effectively been untouched, when in fact it will have been destroyed and then rebuilt.

5. The proposed new entrance to the car-park and new dwelling will be at a very narrow point on the lane, making it likely that vehicles attempting the right-angle turn from the lane into the car park will stray onto the garden border of Collards, opposite.
6. The new proposal includes the felling of 5 trees on the site, with no proposal to replace them and indeed, it is hard to see how they could be replaced given the limited garden space. As the Planning Officer noted in his report on the previous objection, the trees add to the overall character of this attractive lane. Although the trees are only grades C and U, the loss of so many on such a small space will have a material and adverse impact on the street scene and the overall character of the lane.
7. The proposed materials for the walls remain inappropriate to the area. The dwelling will be adjacent to No. 28 Petworth Road and to Collards, both of which are heritage buildings. The fact that, in the past, other building materials have been permitted further down the lane is not a good reason for allowing further encroachment of such materials at this end of the lane. Any new dwelling should be either tile-hung, as is generally common in the area, or stone-built like No. 28 and Collards.

Yours Sincerely

Sonja Dullaway  
(on behalf of The Haslemere Society)