



The Planning Officer
Waverley Borough Council
Western Planning Committee
BY EMAIL

18th August 2021

Dear Sir,

Planning Reference: WA/2020/2062, Objection; The Haslemere Society

The Haslemere Society (THS) is aware of the revised plans submitted for the above application and wishes to confirm its original Objection to the planning application dated 8th February and comment further as part of its continued Objection to the revised plans as detailed below.

The Applicant proposes that many of the objections to the application relate to its contemporary style and design. As stated in our original Objection 'we emphasise that our Objection is not to modern design per se but to the use of a contemporary design on this particular site.

In two separate submissions from HCUK Group, 1. Supplementary Character Analysis and, 2. Village Appraisal we believe the applicant enforces the points made in our original Objection inter alia:

1. **THS:** *'there is a prevailing architectural style in the area'* (contrary to the applicant's original assertion).

HCUK: Village Appraisal - Conclusion: HCUK p58: 10 Hill Rd,
'What this character assessment demonstrates is that the area around 10 Hill Road comprises different areas with their own distinctive characteristics. There are a rich variety of building styles and materials, however certain building characteristics and elements do tend to crop up amongst the majority of the character areas even if no single style of building or form of development predominates. These common elements and features that occur consistently throughout the character areas to a greater or lesser degree help give the town an overall 'sense of place' and relative harmony'.

THS therefore contends that the application continues to contravene both NPPF Paragraph 127 and the Haslemere Design Statement requirement for designs to complement the local vernacular style in various ways including matching local materials, and to relate to their sites and surroundings.

2. The HCUK Supplementary Character Analysis tries to contend that flat roof designs are common within the area. Its Fig.6 p15 identifies two flat roofed properties by use

of drone photography within the local area – 15a Courts Hill Rd and Greenways, Hill Road. The Analysis then proceeds to identify several other flat roof extensions within the local area.

THS contends that all the Analysis shows is that flat roof garages are indeed a feature of the area and have generally been designed that way so as not to encroach on the local street scene and remain low level and generally out of sight or appearing as a sympathetic extension to existing local style/character dwellings.

One of the two dwellings cited by HCUK, Greenways, Hill Rd had the design sensitivity to surround the central flat roof element with small pitched roofs on each side thereby neatly disguising the contemporary element. Therefore, the one remaining flat roof at 15a Courts Hill Rd can hardly be described as being a common feature – not should it be.

In the Analysis, HCUK further state that the applicant property and site is in proportion to surrounding properties – clearly it is not as perfectly illustrated by Fig 3. The further statement at para 22 that the proposed building is set fairly centrally within the plot maybe because it has had to be crammed in between the West and Eastern boundaries as illustrated in Fig 8.

3. The steeply wooded terrain of the Haslemere Hillsides referred to in the Haslemere Design Statement disguise to a surprising degree the extent of residential development thereon. Because of the steep slope of this development site from south to north and the relative lack of tree cover to the north side of this site, the proposed 3-storey construction will be dramatically visible from the High Street and town centre, particularly when driving into the town down the main street from the north. Its incongruity as a flat-roofed contemporary design set within the remainder of the traditionally built pitch-roofed houses around Hill Road will stand out and will be painfully apparent to anyone entering the town.

THS wishes to further Object to the proposal on the grounds stated above as well as on the grounds already submitted and strongly urges the Council to reject this application.

Yours sincerely,

David Smith
(on behalf of The Haslemere Society Planning Group)