



The Planning Officer
Waverley Borough Council
Western Planning Committee
BY EMAIL

31 October 2021

Dear Sir

The Georgian House Hotel – (WA/2021/02420)

I am writing on behalf of the Haslemere Society to object to this application, on the following grounds:

- 1. Inappropriate design.** The design of the proposed building is inappropriate to the site both in bulk and in its aesthetic and use of materials. It does not take into account either the fact that the site is within a Conservation Area nor the nearby listed buildings. Although the current proposal has a lower roof than the previously accepted design, it is significantly bulkier, and has a larger footprint, leaving only a small open area around the building. The materials proposed are also utterly out of keeping with the nearby buildings, particularly the zinc roof and the ‘feature windows’ which are likely to be visible from outside the site.
- 2. Infringement of neighbours’ privacy and amenity.** The previous design was amended following pre-application advice to ensure the privacy of local residents by angling habitable windows away and using obscured glass for the other rooms facing out to the south and east. The current design proposes instead to use ‘privacy screens’. This is not a reasonable substitute: there will be nothing to prevent future owners removing these, as they might well want to do given their height. Furthermore, the design of screen shown in the pictures would not prevent residents of the flats looking out over the gardens of Tudor Cottage since they will be quite close enough to see through the gaps.
- 3. Insufficient parking spaces.** The application states that the scheme will provide 39 spaces overall, 14 of which will be for the hotel. This is an undersupply compared to the WBC guidelines as was noted in the Officers Report on the previous application (WA/2019/1525). The remaining 25 spaces are to be shared by the 24 flats now proposed (7 one-bed, 14 two-bed and 3 three-bed). Even on the basis of one space for a one- or two-bed dwelling and 1.5 for a 3-bed this is a slight shortfall. No provision at all is made for visitors, services etc. Deliveries by light vans will apparently use a ‘visitors space’, which we presume means one of the (undersupplied) spaces for the hotel. This is justified on the basis that there is on-

street parking and a moderately-sized car park behind the development. That parking is intended for commuting workers and for shoppers and is essential for the continuing health of the High Street. Shoppers are already competing for parking space with rail commuters, without using the town parking to make up for a shortfall of on-site parking in residential developments.

4. **Infringement of neighbour's access rights.** The resident of the adjacent Tudor Cottage has a right of access over the land to his own land. As per condition 8 of the previous permission (WA/2019/1525), all vehicles entering or leaving the site via the archway must do so in forward gear. The previous design was amended to ensure that the resident of Tudor Cottage would be able to turn their vehicle and thus meet this condition. On the current design, this no longer appears to be possible.

The Haslemere Society has repeatedly raised the issue of inadequate parking provision in relation to planning applications. There is a clear incentive for developers to put in more housing and stint on parking spaces but it is unreasonable to expect the already tight public provision to make up shortfalls in such developments. Nor is it realistic to expect most people to be able to manage all their journeys without a car. While the Society strongly and actively supports measures to support more environmental and sustainable transport, we consider this is most likely to happen by individuals making a greater proportion of their journeys on foot or by cycle, not by people giving up cars entirely. Parking therefore remains important.

We strongly urge the Council to reject this application as it currently stands.

Yours Sincerely

A handwritten signature in black ink, reading "S. Dullaway". The signature is written in a cursive, flowing style with a period at the end.

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