



The Planning Officer  
Waverley Borough Council  
Western Planning Committee  
BY EMAIL

5 July 2022

Dear Sir or Madam,

The Georgian (WA/2022/01545 and 01546) - Objection

The Haslemere Society wishes to object to these two applications on the following grounds:

1. External appearance – the proposed design consists entirely of off-white render and slate roofing in a very modern style. Despite being in the Conservation Area and adjacent to two listed buildings (The Georgian and Tudor Cottage) there is no nod to the local vernacular at all; the building could be anywhere, in any city. The alternative scheme, in red brick and slate, is marginally better, but could still be almost anywhere. We note that the nearby Bramshaw Court development is in red brick with a tile-hung wall and tile roof, which fits in rather better.
2. Neighbour amenity - all the windows on the top floor of the properties which face Tudor Cottage are shown as glazed in opaque glass. That is reasonable where the rooms are bathrooms, but in the 4-bed design, for Units 1 and 4, these rooms are bedrooms. It is very likely that in the future the residents will want to replace these windows with clear glass, creating an overlooking issue for the residents of Tudor Cottage. Nor is it clear from the drawings whether the first floor rooms will overlook the garden of Tudor Cottage or give a clear line of view into rooms in that building. None of the windows on that floor are glazed with opaque glass in either scheme.
3. Overall mass - the scale of the building, at three storeys and running right up to the boundary walls on two sides, will create a very dark feel on the ancient alleyway (Mackie's Way) running along the north-east side of the site, particularly because the development sits to the south of the alley. Aside from the very start, this route is currently very open in feel as it largely runs between gardens. The proposed block will also impair the open feel on the south-west side, where it juxtaposes the end of the car park, which currently has no encroaching tall buildings. Finally, it will be overbearing in the context of the adjacent listed building, Tudor Cottage.

The Society does not object in principle to the development of this site and notes the existing permission (WA/2019/2025) for two dwellings.

Yours Sincerely,  
S. Dullaway (by email)

(on behalf of The Haslemere Society Planning Group)