



The Planning Officer
Waverley Borough Council
Western Planning Committee
BY EMAIL

20 December 2022

Dear Sir

The Heights (WA/2022/0003067) - Objection

The Haslemere Society notes that this application is a resubmission of WA/2022/01926, to which we objected in August. Further review of the application has extended the grounds on which we object to the application, as set out below.

- 1. Provision of affordable housing.** The applicant now proposes not to include any affordable housing in the development on the grounds that the development is not profitable if it is included, given the changes in costs and house prices since the original assessment was undertaken. The Society notes that developers are not routinely expected to increase the number of affordable units in developments if values shift in their favour and sees no reason why, once permission has been granted, developers should be able to return to ask for the requirement on affordable housing to be dropped.
- 2. Overlooking.** The extension into the roof space will require the introduction of a number of velux and dormer windows. The dormer windows for bedroom 4 in plots 6-11 will overlook the properties in plots 1-5 and the applicant proposes to deal with this by obscure-glazing the bottom 0.6m of these windows. The applicant describes these bedrooms as 'likely to be occasional use rooms' but gives no evidence for this assertion, and we see no reason to expect these rooms not to be used as normal bedrooms. Future owners may well wish to change these to clear windows and it would then fall on the overlooked neighbour to attempt to get this changed again, always assuming there is some mechanism by which this could be achieved. We do not consider this to be an acceptable solution.
- 3. Change of roof on plots 23-25.** The applicant proposes to change the roof on the building containing plots 23-25 to reduce the pitch and swap clay tiles for a slate roof. We do not object to the change in pitch – indeed we note that the originally proposed 45 degree pitch is sometimes called the 'ugly angle' – but the change to slate is unacceptable. The rest of the development will have clay roof tiles and several of the properties are partly tile-hung. This was done, according to the Design & Access Statement for the original application, to be consistent with the overall style of nearby

properties. The use of slate on this one part of the development would be deeply incongruous.

4. **Provision of showers in plots 23 and 25.** This is not a change from the original application, but WBC should take the opportunity to review this element of the proposal. The floor plan for plots 23 and 25 appears to show the bathrooms with a bath sited directly under a window, which would make it difficult to install a shower over the bath. There is insufficient room to provide a separate shower. If that is correct, the application should be amended to provide showers in all the properties. Given the water supply problems experienced in Haslemere over the past few years the provision of a shower in all new properties should be completely standard.

Yours Sincerely

S. Dullaway (by email)
(on behalf of The Haslemere Society Planning Group)