



The Planning Officer
Waverley Borough Council
Western Planning Committee
BY EMAIL

21st June 2022

Dear Sir or Madam

The Georgian House Hotel – (WA/2022/01531)

I am writing on behalf of the Haslemere Society to object to this application, which is a more egregious variation to the previously rejected application for eight flats. Our objection is based on the following grounds:

1. **Inappropriate design.** The three-storey design of the proposed building is inappropriate to the site both in its massive bulk, in its aesthetic and in its use of materials. At three storeys, it is far higher and more massive than the previous rejected application. It does not take into account the fact that the site is within a Conservation Area nor of the impact on nearby listed buildings. There is no concession to the vernacular on the design of the building despite significant pictorial reference to it within the Design and Access Statement. The wide three-storey gable end of the proposed building is hard up against the boundary of the popular, frequently used and narrow public footpath. To the users of the footpath, it will darken and overshadow the route and detract significantly from the character of the conservation area.
2. **Infringement of neighbours' privacy and amenity.** The proposed three-storey development has windows on its second and third floors which at the front on the first floor, provide direct line of sight into the neighbour's property and garden at Tudor Cottage. Similarly, the aspect from the second and third floor windows at the back of the development will prove intrusive on neighbouring properties. The specification of obscured glazing on the third floor at the front of the development is bizarre. By virtue of trying to prevent a direct view into Tudor Cottage the applicant is degrading the amenity of the proposed development, particularly the flat where the obscured glazing is the main window of the living room. There is clearly a danger

that owners will seek to clear glaze their windows at some point in the future, thereby infringing the privacy of the residents of Tudor Cottage.

- 3. Cramped and substandard accommodation.** The two-bed flats provide minimal and cramped bedroom accommodation. These flats are likely to become the substandard dwellings of the future. The proposed common bike store does not appear large enough to accommodate even one bike per flat, never mind the increased likelihood that more will be required if there is an average of, say, two residents per flat. Cycle usage needs to be encouraged, not rationed.

This application does not satisfactorily address any of the grounds for refusal given in the council's refusal letter dated 1st April 2022.

We therefore strongly urge the Council to reject this application.

Yours Sincerely

David Smith
For and on behalf of The Haslemere Society Planning Group