

The Henley Society (Planning)
c/o 91 St Marks Road
Henley-on-Thames
Oxfordshire
RG9 1LP

13 Nov 2012

The Planning Manager, S.O.D.C.
Benson Lane,
Crowmarsh Gifford,
Wallingford, OX10 8NJ

Dear Sir/Madam

HENLEY SOCIETY COMMENTS ON PLANNING APPLICATIONS

The Society's comments on planning applications considered recently are as follows.

- 1. P12/S1932/HH (amended) – 12 Manor Road. Demolition of existing detached bungalow and erection of two detached 2-storey dwellings.** We have two comments. First, taking into account the size of the plot and the proximity to neighbours, the development would be much more appropriate if it consisted of a pair of semi-detached properties: this would be less disruptive of the street scene and would enable side access to the rear of both houses. If, despite objections, two detached houses are permitted, the design would be ameliorated by hipped roofs on both sides of each house. Second, due to the size of the proposed houses, we are concerned about the potential impact of the current proposal on neighbours.
- 2. P12/S2236/A – 57-59 Bell Street. Remove swan necks, install downlighters and trough lights.** We have no objection to the removal of the swan necks and installation of downlighters but consider the central signboard to be undesirable and consequently the trough lights to be unnecessary.
- 3. P12/S2260/FUL – La Bodega Tapas, 38 Hart Street. Retention of housing for a refrigeration plant unit.** No objection provided that the noise level does not cause a nuisance to neighbours.
- 4. P12/S2422/HH – 8 Marmion Road. Single storey rear extension and two new bi-fold doors in existing elevation.** This application is confusing as the plans show, in addition to the stated modifications, a first floor extension that would appear to be essential for the single storey extension to be possible. And the plans suggest that such a first floor extension would have a marked impact on neighbours.
- 5. P12/S2490/FUL & 2491/A – Clinton cards PLC, 15 Bell Street Installation of new shop front, fascia and pilasters, fascia sign and projecting sign.** This proposal is totally inappropriate in the Conservation Area. The shop front should conform to the Traditional Shop Front Guide, with appropriate stall risers etc. Superficially-applied pilasters are not a satisfactory alternative. The historic character of the building is shown by detail at the first floor level and this should be taken into account at the ground floor. In addition, the fascia and sign should be in a traditional style with appropriate materials and lettering.

6. **P12/S2527/HH – 37 Harpsden Road. One and two-storey rear extensions plus loft conversion with roof lights to rear.** The acceptability of this application depends on it not creating a precedent in this part of Harpsden Road, and not having an undue impact on neighbours.
7. **P12/S2539/RET – 24 St Andrews Road. Demolition of garden wall to front of property.** The garden wall should be retained in order to maintain the character of the Conservation Area.

We have no objection to, or comments on, the following applications:

P12/S2279/HH – Phyllis Court Club. Alterations to a listed building.

P12/S2325/FUL – 15-17 Bell Street. Alterations and extension to provide three flats above ground floor shop.

P12/S2340/HH – 43 Gainsborough Hill. Replacement single storey rear extension.

P12/S2426/LDP - 226 Greys Road. Swimming pool.

P12/S2445/HH – Beechwood Lodge, Badgemore. Remodelling of roof, two-storey extensions and repositioning of garage.

P12/S2456/HH – 35 Belle Vue Road. Demolition of garage and rear extension, and new two-storey side and single rear extensions. Subject to the views of neighbours.

P12/S2498/ HH – 76 Reading Road. Replacement of double garage, plus studio/home office.

P12/S2525/HH – 31 Lambridge Wood Road. Single storey side and rear extensions; alterations to roof.

P12/S2536/ HH – 55 Valley Road. Conversion of garage to habitable accommodation with pitched roof and skylight.

P12/S2540/HH - 2 Harcourt Close. Garage conversion to new store and play room.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)