

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

2 Oct 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/S1748/HH (amended) – 72A St Marks Road. Raising of roof and single and two-storey side and rear extensions with second floor accommodation in the roof.** While the amendment improves the appearance of the front elevation, there appears to be no change in the bulk of the proposed building and its potential impact on neighbours.
- 2. P12/S1755/HH (amended) – 110 Reading Road. Replacement of existing aluminium framed windows on front elevation with white grade A UPVC sash windows.** As previous comment.
- 3. P12/S1916/FUL & 1917/CA – Garages at New Street. Demolition of garages and workshops and construction of dwelling house with integral garage and a terrace of double garages.** The proposed demolition includes a timber-framed building thought to date from before 1700 and, in view of its historic interest, we recommended that a professional archaeological survey be carried out before the project is finalised. Also, the proposed new buildings would be in close proximity to existing dwellings and it should be ensured that overlooking and/or shading are minimised.
- 4. P12/S2015/HH – 8 Ruperts Lane. Demolition of existing rear single storey kitchen and bathroom. Erection of rear two-storey and single storey extensions.** It is difficult (without a site visit) to assess the impact of these changes but care should be taken to ensure that they do not detract from the appearance of the **conservation area** and that they do not have an adverse impact on neighbours.
- 5. P12/S2060/LB – 81 Bell Street. Minor alterations to the building in connection with refurbishment works.** This is a historic and complex building that includes a medieval hall that has been dated to 1438. We therefore recommend that a professional archaeological survey should be carried out before any alterations are made. One item of concern is the proposed removal of a fireplace: we regard this as a significant alteration to a listed building.

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

P12/S1809/HH – 2 Valley Road. Addition of first floor.

P12/S1887/HH – 27 Kings Road. Loft conversion including new dormer window and two Velux windows to rear.

P12/S1932/FUL – 12 Manor Road. Demolition of existing detached bungalow and erection of two detached two-storey dwellings.

P12/S2008/HH – 97 Deanfield Road. Conversion of garage to habitable accommodation with construction of storage area.

P12/S2034/HH – 12 Coldharbour Close. Side extension at first floor level.

P12/S2036/HH – 54 Valley Road. Addition of full width roof across front of house at first floor level to act as porch.

P12/S2044/ HH – 42 Friday Street. Erection of conservatory to side elevation.

P12/S2046/LB – 79A Bell Street. Demolition of single modern beam; addition of fixed cupboards and parapets.

P12/S2080/ HH – 214 Greys Road. Single storey replacement garden room and utility.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)