

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

10 December 2013

The Planning Manager (Southern Area), 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. P13/S3436/HH – Dell Quay, Elizabeth Road. Erection of single storey front and side extensions.** While not objecting to an extension of this property, we consider that the design needs considerable improvement. The current plan with its long and monotonous front elevation, and with an almost flat roof over the extension, would result in the property being significantly less attractive than it is at present.
- 2. P13/S3473/FUL – 1 Rotherfield Road. Erection of a two-storey 4-bedroom detached dwelling.** There are three reasons why we recommend that this application should be refused. 1. Rotherfield Road is characterised by large houses set in substantial gardens and this proposal is inappropriate in that context. 2. The driveway to the property would be close to the corner of Rotherfield Road with Harpsden Way and would therefore constitute a traffic hazard. 3. There would be a substantial loss of trees from an area close to the road junction, trees which make a large contribution to the attractiveness of this part of Henley.
- 3. P13/S3512/FUL – Phyllis Court Club, Phyllis Court Drive. Erection of health club with ancillary uses including new tennis courts, access, car parking.** We object to the building as proposed for this location, which is immediately adjacent to the town's main conservation area and close to the River Thames. The rectangular block design of the building with its flat roof is particularly inappropriate in this setting, as is the increased area of car parking. We also question whether the fact that the site is in the flood plain has been taken fully into account.
- 4. P13/S3562/HH – 31 Kings Road. Single storey rear extension and loft conversion.** We are concerned that the large dormer window would detract from the appearance of the property and also that it would overlook neighbouring gardens. Another factor that should be taken into account is the proposed use of UPVC and aluminium in a conservation area.
- 5. P13/S3599/HH – 19 York Road. Single storey extension to rear, alterations to roof of single storey section; new dormer window and rooflights.** This application appears to be unneighbourly in two respects, namely overlooking and the presence of the side wall of the rear extension close to the boundary and a neighbouring window.
- 6. P13/S3635/HH – 74 Reading Road. Demolition of front of existing garage. Erection of first floor extension.** We object to the removal of the mature copper beech tree, which has protected status in a

conservation area and is clearly visible from the public domain. Any extension to this property should be designed in a way that allows this tree to be retained.

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

P13/S3344/A (amended) – Fat Face Ltd, 30 Bell St. New signage.

P13/S3388/HH – 15 Manor Road. Single storey side and rear extension.

P13/S3406/HH – 39 The Close. Rooflights to roof slopes, replacement of garage door with glazed sliding doors and erection of front porch.

P13/S3421/HH – 146 Reading Road. Single storey rear extension.

P13/S3434/HH – 66 Vicarage Road. Single and two-storey extensions *Subject to views of neighbours*

P13/S3442/HH – 50 Friday Street. Insertion of window to north-east elevation.

P13/S3493/HH – 3 Clisby Villas, Fairmile. Single storey rear extension.

P13/S3514/LB and ...15/LB – West Street. Re-lay listed blocks, remove 9 bollards and replace with blocks.

P13/S3536/HH – 15 St Marks Road. Restore garden wall and garden.

P13/S3565/HH – 2 Gillotts Close. Single storey rear extension.

P13/S3666/HH – 29 Adam Court. Conservatory to rear.

P13/S3679/PDO – 2a Friday Street. Change of use from office to dwelling.

P13/S3709/PDH – 88 Vicarage Road. Conservatory to rear.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)