

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

10 March 2015

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. P15/S0067/HH – 218 Greys Road. Erection of climbing frame (retrospective).** As stated previously, the proposed location, which is close to pavements near a road junction, is unsuitable for a structure of this height. A location in the back garden would have been suitable had the area not been disposed of for a new house.
- 2. P15/S0141/A – National Westminster Bank, 18 Market Place. Proposed new signage.** In order to conform to the Shop Front Design Guide and especially as the building is next to listed buildings, the proposed hanging sign should be positioned below the level of the first floor windows and the signs, apart from that for the ATM, should be non-illuminated.
- 3. P15/S0174/LB – 19 Hart Street. Partial rebuilding of garden wall.** The wall in question remains from a medieval industrial building and is situated in the courtyard of the Old White Hart (shown by a photograph from c. 1900). The process and especially the excavation of foundations should be supervised by a qualified archaeologist in order to investigate and record material that could well provide evidence of previous uses of the site.
- 4. P15/S0189/HH – 37 Leaver Road. Two-storey rear extension.** The houses in Leaver Road were designed and built to meet the needs of first-time buyers and, in view of the current shortage of this type of property, should in our opinion be retained in their present form in order to maintain the stock.
- 5. P15/S0253/HH – 52 Rotherfield Road. Conversion of existing roof space into habitable rooms to include the insertion of a roof lantern and two roof lights.** When considered in conjunction with the two other current applications for extensions to this property, this proposal would represent an over-development. The roof lantern and the roof lights would all detract from the appearance of the building.
- 6. P15/S0263/FUL – Calleva, Harpsden Way. Demolition of dwelling house and erection of three detached dwelling houses.** This erection of three houses would be an over-development for this location and would be unneighbourly.

7. **P15/S0301/HH – 39 Albert Road. Erection of part 2-storey, part single storey rear extension.** It appears inevitable that the upper storey of the proposed extension would have an unacceptably adverse impact on neighbouring properties.
8. **P15/S0306/FUL and 0307/LB – Land to rear of 16-18 Hart Street. Internal and external alterations to facilitate conversion of upper floors into one 2-bed flat and one 3-bed flat.** The building planned for conversion is the most complete example of a malting kiln remaining in Henley and it is listed accordingly. It should therefore be retained with as little modification as possible. In this context, residential use seems inappropriate as it would entail much more alteration than would commercial use. For example in the present proposal the rooflights would seriously detract from the appearance of the building. On the other hand, many commercial uses would be less dependent on natural light and this could then be provided, for example, by an inconspicuous lightwell.
9. **P15/S0323/HH – 37 Belle Vue Road. Erection of first floor and single-storey side and rear extension.** The plans provided are inadequate to assess the impact on neighbouring properties but the proposal appears likely to be unneighbourly.
10. **P15/S0338/HH – 160 Reading Road. Erection of single-storey rear extension.** We are concerned about the potential impact on neighbours.
11. **P15/S0344/A – 21 Bell Street. Erection of replacement fascia and projecting sign.** It would be preferable if the opportunity were taken to install a smaller and less intrusive fascia. Also the sign should be non-illuminated.
12. **P15/S0375/A – Verge adjacent to 271 Reading Road. Display of non-illuminated totem sign.** In our opinion, the sign with a height of 3 m is too large and intrusive.
13. **P15/S0431/FUL & S0432/LB – 35 Friday Street. Single storey extension etc and change of use from offices to eight 1-bedroom apartments.** No objection in principle but the appearance of the building would be improved by retaining the chimney stack in situ. Also we are concerned as to whether parking space is adequate.
14. **P15/S0436/HH – 40 Ancastle Green. Proposed garage conversion to granny flat.** It is not clear from the plans whether adequate off-road parking space will be available.
15. **P15/S0505/HH – 14 Cromwell Road. Single storey rear extension.**

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

P15/S0038/HH (amended) – 36 Valley Road. Conversion of garage to living accommodation.

P15/S0013/FUL – Henley Town FC Mill Lane. Side extensions to grandstand and new grandstand.

P15/S0130/FUL – Takhar Wine Mart, 181 Greys Road. Demolition of building. Erection of 2-storey building with habitable roof space, 2 commercial shops at ground floor and 4 self-contained flats above.
Subject to views of neighbours.

P15/S0131/HH – 52 Elizabeth Road. Front extension.

P15/S0150/HH – 3 Mill Lane. Single storey rear extension.

P15/S0181/HH – 9 Makins Road. Two-storey side extension.

P15/S0183/HH – 36 Deanfield Road. Proposed side extension.

P15/S0225/HH – 52 Rotherfield Road. Extension to outbuilding.

P15/S0226/HH – 52 Rotherfield Road. Single storey side extension.

P15/S0270/FUL – 31 Hart Street. Change of use from A1 to A1/A3 use.

P15/S0285/HH – 6B Wilson Avenue. Single storey rear extension.

P15/S0457/HH – 18 Hamilton Avenue. Demolition of conservatory; erection of 2-storey rear extension and new front porch.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)