

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

11 August 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/S1663/FUL (amended) – Land adjacent to 29 Vicarage Road. Erection of new detached dwelling.** Despite the small change proposed in the amendment, the building would still have a significant adverse impact upon the setting of 29 Vicarage Road, on the amenity of the residents of 29 Vicarage Road and on the appearance of the Conservation Area.
- 2. P15/S2064/HH (amended) – 6 Adam Court. Rear dormers etc amended to one dormer.** As previously, no objection subject to the views of neighbours.
- 3. P15/S2139/FUL – Invesco Perpetual Park. Demolition of existing link and replacement with new double storey link block, etc.** No comment.
- 4. P15/S2225/HH & 2226/LB – 21 Church Street. Excavate existing basement to lower level; single storey rear extension etc.** No objection subject to there being no significant adverse impact on the neighbouring property.
- 5. P15/S2232/HH & 2233/LB – 10 West Street. Alterations, including replacement rear single-storey extension..... ; new storey rise staircase to attic, insertion of 2 dormer windows and 2 rooflights; removal of part rear boundary wall; infill rear extension.** There are several problems with this application. Firstly, the plans indicate that the rear extension would have a flat roof: to be in keeping with the character of this listed building, the roof should be pitched. Secondly, the dormers proposed for the rear of the property would be out of character with the building and its neighbours. Thirdly, we question whether the removal of part of the boundary wall would be consistent with the listed status of the house.
- 6. P15/S2238/HH – 32 Valley Road. Garage conversion including small extensions.** No comment.
- 7. P15/S2239/FUL – Cook, 51 Duke Street. Replace window with louvred timber panel.** No comment.
- 8. P15/S2249/HH – 26a Rotherfield Road. Garage conversion to “work at home” office with additional garage store and carport.** No comment.

9. **P15/S2256/A – 18 Greys Road. Advertisement signs.** This application is similar to P14/S2916/A which was refused, and an Appeal against refusal dismissed. The main difference is that the signs now proposed would be white on black. However, the signs would still be too prominent for this location in a Conservation Area. Also, in our opinion, LB consent would be required for any sign erected on the wall linked to 20 Greys Road which is a listed building.
10. **P15/S2263/HH – 12 Kings Road. Rear extension.** No comment.
11. **P15/S2290/HH – 44 Albert Road. Part demolition of extension and new single-storey extension.**
No comment.
12. **P15/S2301/FUL – Makins Recreation Ground. Erection of green pro-mesh fencing (2.4 m high and 191 m long) for safety reasons.** In our opinion, a fence in the position proposed should be erected only if there is legal requirement to do so. The recreation ground has been in use for more than 50 years without any fence on this part of the boundary. The fence proposed would create a forbidding rather than a welcoming ambience to the recreation ground and would probably attract vandalism. If, nevertheless, a fence were to be erected, one that is less dominant, such as a wood paling (which could be combined with a hedge), would be preferable.
13. **P15/S2328/FUL – Beavers House, Peppard Lane. Demolition of existing dwelling and erection of two detached 4-bedroom dwellings.** Developments carried out within the last 10 years within about 100 metres of Beavers House have already created an area of high-density housing. This proposal to replace a single bungalow by two substantial detached houses would clearly be an over-development of this edge-of-town site. Taking into account the amount of associated hard landscaping for car parking, paths etc the footprint of the development would be significantly increased.
14. **P15/S2362/FUL – Boston House, 2A Boston Road. Conversion of office building to pair of semi-detached dwellings.** No objection in principle but we note the lack of parking provision.
15. **P15/S237/HH – 9 St Andrews Road. Single storey side extension.** No comment.
16. **P15/S2492/HH – Indent Cottage, Singers Lane. Single storey rear extension – minor amendments.**
No comment.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)