

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

11 November 2014

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. P14/S2721 (amended) – 52 Berkshire Road. Proposed demolition of detached house and erection of two houses plus parking.** The amendments are insufficient to change our view that the proposal would be over-development and out-of-character with the surrounding area, especially as the existing building appears to be of relatively recent construction and in good condition.
- 2. P14/S3168/HH – 14 Queen Street. Rear single-storey glass-roof extension, and loft conversion with dormer window and 2 roof lights to rear.** We are concerned that the removal of the chimney would adversely affect the rather uniform appearance of the street's roof line (in a Conservation Area) and would create a precedent.
- 3. P14/S3245/HH – 23 Queen Street. Demolition of existing double garage. Erection of single storey rear extension with two glazed roof lights(retrospective); proposed use of roof extension as a terrace and erection of wooden gates.** The Society objects to the retrospective application for the extension: it is unacceptable that this construction was carried out without planning permission, especially as the building is designated as 'of local note' and is in a Conservation Area. In addition, we would object strongly to the proposed use of the flat roof as a terrace as this would have a serious adverse impact on neighbouring properties due to overlooking.
- 4. P14/S3261/FUL – Tesco Stores, 359 Reading Road. Removal of Condition 24 of previous approval in order to allow unrestricted deliveries to the store throughout the week.** The condition to allow deliveries only between the hours of 6 am and 11 pm was, no doubt, imposed in order to curtail nighttime disturbance to residents nearby and on all the approach roads to the store: the condition should be retained.
- 5. P14/S3265/FUL – Rear of Cedar Court, 9-11 Fairmile. Erection of one dwelling.** In view of its proximity to Cedar Court, the restricted size of the plot, and the scale of the proposed dwelling this proposal would be an over-development. However, if approved, parking should be confined to the garage and space to the left of the house and not permitted on the righthand side immediately adjacent to the tiny garden space of the Cedar Court apartment(s).

6. **P14/S3275/HH – Indent Cottage, Singers Lane. Single storey rear extension.** The immediate vicinity of this property is already congested, and the proposed extension would further reduce the very limited outdoor space. It would be unneighbourly.
7. **P14/S3360/FUL – Land to rear of Spring Grove, Newtown Road. Erection of four 2-bed terrace houses.** This plot appears to be entirely within the designated Newtown Road Employment Area and, if so, development should be confined to industrial or business premises and associated parking, in order to conform to the Core Strategy.

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

P14/S3158/HH – 29 Manor Road. First floor extension.

P14/S3185/HH – 50 Kings Road. Demolition of conservatory; new single-storey extension; removal of flat roof and replacement with pitched roof.

P14/S3221/HH – 11a Badgemore Lane. Replacement of front wooden fence with brick and flint wall.

P14/S3224/HH – 19 Hamilton Avenue. Demolition of conservatory; single storey rear extension; insertion of roof-lights.

P14/S3228/HH – Sillwood, Harpsden Way. Raise the roof to provide additional accommodation.

P14/S3232/HH – 101 St Marks Road. Alteration and extension for form new habitable rooms.

Subject to views of neighbours.

P14/S3251/HH – 23 St Andrews Road. Demolition of conservatory; erection of single-storey rear extension.

Subject to views of neighbours.

P14/S3285/LB – 6 Church Avenue. Reduce footprint of rear extension to overcome foundation problem.

P14/S3321/HH – 15 Valley Road. Single storey rear extension, and pitched roof to side extension and garage.

P14/S3356/HH – 10 Hamilton Avenue. Erection of two-storey, part first floor rear extension and rear conservatory etc.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)