

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

12 January 2016

The Planning Manager (Southern Area), S.O.D.C.
135 Eastern Avenue,
Milton Park,
Milton, OX14 4SB

Dear Sir/Madam

HENLEY SOCIETY COMMENTS ON PLANNING APPLICATIONS

The Society's comments on planning applications considered recently are as follows:

- 1. P15/S3843/FUL (amended) – The Maltings 16-18 Hart Street. Amended floor/cellar plan.** We recommend that there should be archaeological oversight during the excavations. Also there are concerns that construction of the cellar may impact on the lateral movement of water in the subsoil of this area, which has a high groundwater level and is potentially at risk of flooding.
- 2. P15/S3828/HH – 17 St Andrews Road. New garage/garden studio with alterations to existing access from Vicarage Road.** 17 St Andrews Road is in a conservation area and its garden currently contains a number of attractive trees that contribute to the value of the area, some of which would be lost. It is hard to see how the proposed building can be justified as the property already has a separate double garage with accommodation above. The building would be out of character with its surroundings and the application should be refused.
- 3. P15/S3837/HH – Parsonage House, 2 Harpsden Way. Erection of 1 1/2-storey rear and single storey side extensions and erection of garage.** No comment.
- 4. P15/S3845/LB – The Maltings, 16-18 Hart Street. Amendment to P14/S2188 to raise height of roof structure.** This is the best preserved malthouse remaining in Henley and changes to its existing structure should be minimal. The fenestration proposed in this application is inconsistent with a historically important industrial building. The position of the existing windows and doors should be retained so far as possible and the adaptations of the building designed accordingly.
- 5. P15/S3933/HH – 9 Gainsborough Road. Front and rear dormers, first floor rear extension, ground floor rear extension and front canopy.** The changes proposed are excessive. In particular, the dormers are completely out of proportion with the building and its neighbours, and would increase the extent of overlooking.
- 6. P15/S3988/HH – 48 Albert Road. Demolition of single storey rear extension; erection of 2-storey and single storey rear extensions.** The extensions proposed are too large in relation to the existing property and would be unneighbourly.

7. **P15/S4026/HH – 38 St Marks Road. Demolition of outbuilding; erection of single storey rear extension.** No comment.
8. **P15/S4072/FUL – 35 Friday Street. Variation of condition of approved P15/S0431.** Unable to comment as no information on proposed change.
9. **P15/S4076/LB – 35 Friday Street. Revision of P15/S0432/LB.** Presumably in the document FW35, para E, 'off-road' should read 'on-road'. Otherwise no comment.
10. **P15/S4094/HH – 22 Western Road. Proposed single and two storey extensions.** We are concerned that this proposal would have an undue impact on neighbours, especially as the excavation for foundations would be at the boundary. The external appearance of this Edwardian or Victorian house of some character would also be adversely affected.
11. **P15/S4104/HH (and S3259/LB) – 8-15 Church Street. Single storey extensions to rear.** No comment.
12. **P15/S4115/HH – 56 Greys Hill. Amendment to P13/S0427 to allow cladding.** No comment.
13. **P15/S4135/HH – 45 Berkshire Road. Single storey side extension etc.** No comment.
14. **P15/S4138/A – 41 Bell Street. Proposed replacement fascia sign and revised hanging sign.** No comment.
15. **P15/S4156/HH – 4 Paradise Road. Two storey side extension; single storey rear extension.** The main problem with this application is car-parking. At present cars can park easily off the road but, with the proposed side extension, they would have to park either on this increasingly busy road or on a steep driveway leading directly to the road.
16. **P15/S4161/HH – Flat 2, 37 St Andrews Road. Demolition of conservatory and replacement by single storey extension.** No comment.
17. **P15/S4188/D – Henley Youth Centre, 1 Deanfield Avenue. Proposed demolition.** No objection to demolition but please note that we support the allocation of this site for normal housing (as clearly indicated in the Neighbourhood Plan) and not for a care home.
18. **P15/S4273/HH – 85 Crisp Road. Two-storey side and front extension and porch.** No comment, but subject to the views of neighbours.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)