

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

13 October 2015

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/S1463/HH (amended) – Pyt Cottage, Marlow Road. Formation of first floor studio/hobbies room within existing garage building** The amendment represents an improvement in relation to the size of the building but we found it impossible to decide whether dormer windows or rooflights were now being proposed, a factor that could influence the extent of overlooking.
- 2. P15/S2139/FUL (amended) – Invesco Perpetual Park. Demolition of link and replacement with new double storey link block. New canopy link.** No comment.
- 3. P15/S2920/FUL (amended) – Units 6 & 7 Centenary Business Park. To change use of units to Health and Fitness Centre.** No comment.
- 4. P15/S2863/HH & S2869/ LB – Magnolia Cottage, Northfield End. Demolition of part two-storey, part single storey rear extension and erection of two-storey extension.** Due mainly to its size, the proposed extension would completely alter the character of this listed building, listed, presumably, due to its historic characteristics as a cottage.
- 5. P15/S2972/HH – 17 Niagara Road. Single storey extension to terrace house.** No comment.
- 6. P15/S3050/FUL & S3051/LB – 49-51 Market Place. Change of use of former restaurant to dwellinghouse, including internal and external alterations.** No objection to the change of use. However, in addition to the features set out in the 'listing' document, the building is now considered to be considerably older than previously thought and to be based on an earlier timber-framed building. A full assessment should be carried out before work is undertaken.
- 7. P15/S3105/LB – 27 Hart Street. Removal of modern spiral staircase to basement and reinstatement of original flooring.** No comment.
- 8. P15/S3107/HH – Fern House, Fairmile. Renovation and two-storey and single storey extensions.** No comment.

9. **P15/S3121/HH – 22 Damer Gardens. Demolition of conservatory and replacement with new single storey extension.** From the plans submitted, the location of 23 Damer Gardens is uncertain and so it is impossible to assess the potential impact.
10. **P15/S3134/FUL – Landfall, St Andrews Road. Variation of condition 2 of planning permission for P14/S3845/FUL on plot 2.** We object to any increase in the size of the building for which permission was given.
11. **P15/S3135/FUL – Landfall, St Andrews Road. Variation of condition 2 of planning permission P14/S3845/FUL on plot 1.** We object to any increase in the size of the building for which permission was given.
12. **P15/S3142/FUL – 153 Reading Road. Variation of conditions 2, 4 and 6 of planning permission P14/S3729..... to increase the length of the car parking spaces and to omit one of the front doors.**
No comment.
13. **P15/S3160/HH – 1 Niagara Road. Replace kitchen and bathroom windows and replace back door.**
No comment.
14. **P15/S3173/HH – 27 Belle Vue Road. First floor extension, two-storey rear extension, alterations to front canopy and raised timber decked terrace to rear.** Subject to the views of neighbours especially in relation to possible overlooking from the raised terrace.
15. **P15/S3230/HH – 51 Harpsden Road. Erect a first floor extension on existing ground floor rear extension.** The plans suggest that the proposed first floor extension would have a significant adverse impact on both neighbouring properties and especially on no. 53.
16. **P15/S3258/HH – 68 Deanfield Road. Conversion of garage to residential use.** No comment.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)