

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

15 December 2015

The Planning Manager (Southern Area), S.O.D.C.  
35 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/S2956/FUL & 2958/LB (amended) – Townlands Hospital, York Road. Proposed amendments to approved scheme (P12/S1424, P12/S1425, P12/S1426).** Our records indicate that none of the approvals referred to (P12/S1424, P12/S1425 and P12/S1426) include the large flat-roofed block of assisted living accommodation that is shown on the present application. This brutalist block is completely out-of-character with the nearby listed buildings (which are scheduled for conversion to assisted living or staff accommodation) including the historic workhouse; and, due to its proposed setting on the hillside, the proposed block would dominate the conservation area of Clarence Road. It would also greatly reduce the opportunity for attractive landscaping of the campus. The plans as submitted with the current application require major amendment.
- 2. P15/S3716/LB (amended) – The Court House, Northfield End. Proposed amendments to Listed Building Consent.** No comment.
- 3. P15/S3471/FUL – 52 Rotherfield Road. Erection of 5-bed dwelling.** The plot on which it is proposed to build does not form part of the established garden of 52 Rotherfield Road but is a recently fenced-off area of adjoining agricultural/grazing land. This application is therefore based on what is an extremely dubious premise.
- 4. P15/S3582/LB – Rupert Cottage, Rupert Close, Marlow Road. Renovation and replace defective windows.** Fine, provided that the replacement windows conform in appearance to those existing.
- 5. P15/S3692/HH & 3693/LB – The Old House, Mill Lane. Internal and external alterations.** The Old House has undergone considerable extension in the past. The proposed new two-storey extension would result in the extended portion of the house dominating and therefore having a seriously adverse impact on the original building which has an attractive frontage facing the river and the Thames path.
- 6. P15/S3701/HH & 3702/LB – The Old House, Mill Lane. Demolition of garage and shed; construction of raised level annexe.** In view of its location, it would be preferable for the new building to be of traditional shape with a normal tiled pitched roof.
- 7. P15/S3707/HH – 209 Greys Road. Porch extension. Single storey rear extension and single storey extension to annexe.** No comment.
- 8. P15/S3718/HH – 21 Watermans Road. First floor side extension and 2-storey rear extension; front porch.** We are concerned about the potential impact of the 2-storey extension on neighbours.

- 9. P15/S3725/HH – 4 Boston Road. Single storey rear extension.** No comment. *Subject to views of neighbours.*
- 10. P15/S3734/LB – Phyllis Court Club, Phyllis Court Drive. Repair to entrance pier.** No comment.
- 11. P15/S3740/FUL – 68 Elizabeth Road. Conversion of garage to habitable room, rear dormer, 2 front dormers, conversion into two separate dwellings.** No comment.
- 12. P15/S3744/HH & 3745/LB – Philomel, Hop Gardens. Extension and alteration of 1990s extension and garage. Link corridor at first floor level.** The proposed further extensions, particularly the box dormers and the extension at first floor level, would detract from the appearance of the original building which the listing is intended to conserve.
- 13. P15/S3754/HH – Amberley, 26 Lambridge Wood Road. 2-storey rear extension.** No comment.
- 14. P15/S3773/HH - 40 Damer Gardens. Demolition of shed and erection of single storey rear extension.** No comment. *Subject to the views of neighbours.*
- 15. P15/S3801/FUL - Friar Park Stables. Erection of barn for ancillary storage purposes.** This site is within the Chilterns AONB and is currently agricultural/grazing land. No justification is provided for this proposal to add yet another building to an area that is coming to resemble an industrial estate. The application should be refused.
- 16. P15/S3802/FUL - Perpetual Park, Perpetual Park drive. Single storey temporary building.** No comment.
- 17. P15/S3824/FUL - 37 Leaver Road. Erection of new home.** No comment.
- 18. P15/S3839/FUL & 3840/LB - The Maltings, 16-18 Hart Street. Variation of condition to facilitate conversion to A1 retail unit with office and storage accommodation.** No comment.
- 19. P15/S3843/FUL - The Maltings, 16-18 Hart Street. Variation of condition to facilitate conversion to 2 x 3-bed dwellings.** No comment.
- 20. P15/S3865/LB - 77 Bell Street. Internal alterations to change shop to residential use.** No objection in principle but, as the original building is thought to date from the 15<sup>th</sup> century, we recommend an archaeological condition so that the excavation needed for removal of the internal wall is supervised.
- 21. P15/S3871/HH – 31 Kings Road. Two-storey and single storey rear extension with dormer and rooflights to rear.** We are concerned about the potential impact on neighbouring properties.
- 22. P15/S3921/O - Elm Cottage, Peppard Lane. Demolition of existing house and garage and erection of two detached houses.** Two detached houses would be an over-development for this site: a pair of semi-detached 3-bed houses would be acceptable.
- 23. P15/S3973/HH - 3 Hamilton Avenue. Demolition of two extensions and replacement with single storey extension; relocation of front door.** We are concerned about the potential impact of the extension on 5 Hamilton Avenue.
- 24. P15/S4057/HH - The Tin Store, 1B Niagara Road. First floor side extension.** No comment.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)