

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

15 July 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/S0797/A (amended) – 23 Market Place. Proposed signage.** The amended version is improved though still not fully compliant with the Shop Front Design Guide.
- 2. P14/S0925/HH (amended) – 58 St Marks Road. Erection of two storey rear extension and front porch.** In our opinion, the rear extension is too large in relation to the existing property and is still unneighbourly.
- 3. P14/S1718/HH – 76 St Andrews Road. Conversion from a two-storey dormer property to a two storey house including an extension to rear.** The proposed conversion would result in a house too dominant for its location and one that would be unneighbourly.
- 4. P14/S1853/HH – 4 Elizabeth Road. Single storey side extension and internal alterations.** The side extension should not extend to the edge of the plot and further consideration should be given to the impact on neighbours.
- 5. P14/S1866/FUL – 3 Newtown Gardens. Conversion of existing garage to a two bedroom dwelling with pitched roof.** This application to create a new house on a tiny triangle of land by a narrow back lane is totally inappropriate and should be refused.
- 6. P14/S1870/LB – Fonthill, Hop Gardens. Proposed first floor extension to existing extension; extension and part conversion of garage to home office; and erection of first floor link extension.** It is difficult to assess the impact of these proposals on the features responsible for this building being listed. We recommend that the advice of the Conservation Officer should be followed.
- 7. P14/S1882/FUL and 1883/LB – Land to rear of 16-18 Hart Street. Demolition of existing single storey extension. Proposed alterations and conversion of ground floor of former nightclub to provide office accommodation.** As with application P14/S1400 (and 1401), there are a number of concerns with this application. In particular, the future of the whole nightclub building is featured in the Draft Henley/Harpsden Neighbourhood Plan and a decision should therefore be deferred until the Plan is finalised. Again this application relates only to a portion of the building and, if carried out, would restrict future proposals for the remainder of the building. Also, as this is an important listed building, any restoration work should, ideally, be carried out as part of a comprehensive scheme.

8. **P14/S1891/HH – 10 Belle Vue Road. Part garage conversion with alterations to front and rear doorways.** The proposed design creates a very unbalanced front elevation – it needs improvement.
9. **P14/S1941/FUL & 1942/LB – 77 Bell Street. Internal alterations to change shop to residential use.** No objection in principle to the proposed change of use in this location, but the Conservation Officer should be consulted on the alterations.
10. **P14/S1953/FUL – Morriston, Fairmile. Erection of two dwellings with garages following demolition of existing house.** No objection in principle to the replacement with two new dwellings of modest size but the designs proposed, particularly for the front elevations, are inappropriate for the conservation area. More traditional designs should be adopted.

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

**P14/S1409/HH & 1636/LB – 16 Greys Hill. Erection of single storey rear extension.** Subject to the views of neighbours.

**P14/S1736/HH – 30 Nicholas Road. Single storey rear extension in place of conservatory.**

**P14/S1756/FUL – Chef Peking, 10 Market Place. Installation of a retractable traditional shop blind to south elevation.**

**P14/S1791/HH – 55 St Andrews Road. Single storey rear extension.**

**P14/S1773/FUL – 1 Stuarts Lane. Change of use of unit 1 to provide personal training facility.**

**P14/S1831/FUL – 44 Northfield End. First floor rear extension.** Subject to the views of neighbours.

**P14/S1842/HH – 7 Peppard Lane. Demolition of garage; erection of new two storey side extension.**

**P14/S1851/HH – 8 Leicester Close. Demolition of conservatory; rear/side extension; rear extension/part conversion of garage.** Subject to the views of neighbours.

**P14/S1956/HH & 2060/LB– 7 Baronsmead. New rear access gate into listed wall.**

**P14/S1971/LB – 69-71 Bell Street. Reduction of height of chimney stack to rear of property.**

**P14/S1998/LB – 11 Market Place. Proposed refurbishment and repairs; redecoration of existing shop front and front facade.** Subject to the views of the Conservation Officer.

**P14/S2004/LB – 37 Market Place. Remove existing basement staircase and replace with new spiral staircase.**

**P14/S2054/HH – 40 Deanfield Road. Single storey rear extension; new retaining wall and steps.**

Yours faithfully

D C Whitehead (Secretary, Planning Committee)