

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

18 March 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/S0172/FUL, S0081/LB and S0241/A (all amended) – 6 Bell Street. Replace existing shopfront with full height glazing and new signage.** We note that the amended version has been improved by excluding illumination of the hanging sign. However, it would still be preferable if the fascia were reduced in size to expose the sills and one or two courses of bricks, and if the lettering were painted (as recommended by the Shop Front Design Guide).
- 2. P14/S0332/FUL – 95a St Marks Road. Demolition of existing kitchen at 95a and erection of two storey five-bedroom dwelling. (Amendments to planning permission P12/S1581/FUL).** On looking again at the plans, members of the Society's planning committee expressed incredulity that application P12/S1581 had been granted planning permission given its extreme unneighbourliness and the major adverse impact that it would have on future residents of both 97 and 95a St Marks Road. As we recommended previously, if permission is to be given for a new building in this section of garden it should be sited on the existing building line and replace a single storey hut that already exists there, and should be of a size appropriate to that position. This latest application (in a long succession of applications and amendments) to increase yet further the overall dimensions of the proposed new dwelling, over what has been approved, should be firmly rejected.
- 3. P14/S0485/LB – 19a Hart Street. Remove internal partitions, modern staircase, etc... Strip out and cart away damaged/defective lath and plaster ceilings and friable studs. Provide new replacements.** As much work has already been carried out, this application should be clearly marked 'retrospective'. It appears that the work to date has entailed the removal of more than the items specified in the application and, in view of the historic importance of the building, the next stage should involve a complete survey and recording of the fabric of the building. Only when this has been carried out will it be possible to make a well-founded decision on future work.
Incidentally, we understand that 19a Hart Street is also the address of another building (accessed from the yard of the Old White Hart).
- 4. P14/S0511/HH – 52 Albert Road. Proposed single storey rear extension.** In the absence of a corresponding development at no 50 Albert Road, we consider that this proposal would be unneighbourly.

5. P14/S0517/HH – 8 Grove Road. Erection of single storey rear extension, first floor extension and loft conversion. Due to the scale of the extensions, this proposal is considered to be overintensive and unneighbourly. Particular concerns are the impact of the rear and first floor extensions on the amenity of no. 7 Grove Road, and the proposed insertion of a roof light to the front elevation of a building in a conservation area.

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

P14/S0449/HH – 10 Milton Close. Two storey side extension and balcony.

P14/S0265/LB – 17 New Street. Treat rising damp with membrane.

P14/S0323/LB – 6 Church Avenue. Amendment to P13/S1906.

P14/S0385/LB – Pyt Cottage, Marlow Road. Install secondary glazing. Form enclosed breakfast room. Replace door.

P14/S0427/HH – 27 St Mary's Close. Demolition of garage. Erection of two storey side and rear extension, and front porch extension.

P14/S0435/HH – 110 Mount View. Single storey side extension, canopy and decking.

P14/S0452/HH – 14 Ravenscroft Road. Single storey rear extension to replace conservatory.

P14/S0524/HH – 245 Greys Road. Demolition of conservatory and erection of single storey rear extension.

P14/S0544/HH – 1 Hamilton Avenue. New brickwork and cladding to exterior.

P14/S0547/FUL – Makins Recreation Ground, Greys Road. Demolition of existing skatepark and erection of new wheeled-sports facility.

P14/S0558/HH – 6 Empstead Court, Gravel Hill. Single storey rear extension.

P14/S0603/FUL – Land adjacent to Appletree Lodge, Normanstead. Erection of new 4-bed dwelling with detached garage.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)