

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

19 May 2015

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. P15/S0301/HH (amended) – 39 Albert Road. Erection of extension.** See our previous comment.
- 2. P15/S0306/FUL & 0307/LB (amended) – Land to rear of 16 – 18 Hart Street. Alterations.** Permission already granted.
- 3. P15/S0884/HH (amended) – 81 Reading Road. Extension.** No comment.
- 4. P15/S1040/LB – 25 Fairmile. Replacement of door.** No comment.
- 5. P15/S1064/HH – Fairmile Cottage, Fairmile. Replacement of garage and stores with double garage, first floor studio and potting shed.** In our opinion, the size of the proposed new building is inappropriate for this location which is within the Chilterns AONB.
- 6. P15/S1070/HH – 1 Wootton Road. New single storey garage.** We object to this proposal for a garage to be erected this prominent position in front of the building line. It would be out-of-keeping with neighbouring properties.
- 7. P15/S1072/HH – Lucknow, Elizabeth Road. New rear and side extensions to house and replacement of garage.** The huge extensions proposed would constitute a serious over-development of the site and would be out-of-character with neighbouring properties.
- 8. P15/S1073/LB – 11 Church Street. Internal alterations and refurbishments.** No comment.
- 9. P15/S1079/HH – Old Paddock, Gillotts Lane. Extensions and new raised roof.** There are concerns about the potential impact on neighbours and on trees.
- 10. P15/S1089/LB – 37 Market Place. Change colour of doors and gates to black.** No comment.
- 11. P15/S1092/HH – 4 Nicholas Road. Extension and conservatory.** No comment.

- 12. P15/S1131/HH – 33 St Andrews Road. Replacement of windows; rooflight; changes to gate and fence.** The proposed rolling gate would be out-of-character with the surroundings: a more traditional gate to match the age of the house would be much preferred.
- 13. P15/S1156/HH – 3 Niagara Road. Erection of wooden fences above brick boundary walls.** The close-boarded fences as proposed appear to be unneighbourly: the use of trellis-type fencing in combination with plants would be preferable.
- 14. P15/S1160/HH – 40 Elizabeth Road. Extension.** No comment.
- 15. P15/S1166/FUL – White Lodge, Normanstead. Demolition of existing dwelling and erection of new house and garage.** A new house of the size proposed would constitute over-development and would be out-of-character with the surroundings. In addition, the increase in traffic during and after construction could well cause problems due to the narrow access route.
- 16. P15/S1170/HH – 32 Berkshire Road. Two storey and single storey extensions; block paving to front of property etc.** This proposal would constitute over development, would be unneighbourly and would detract from the street scene by being out-of-balance with its partner semi. The need for new foundations in close proximity to the plot boundary would almost inevitably damage the boundary wall or fence. The use of block paving for the whole front garden would be inappropriate: the surface should be permeable and some space left for plant growth.
- 17. P15/S1199/FUL – 14 Queen Street. Variation of condition of planning permission.** No comment.
- 18. P15/S1227/HH – 12 Wyndale Close. Ground floor extension.** Concern about the impact on the symmetry of the pair of semis and also on the space available for bins.
- 19. P15/S1254/HH – 31 Damer Gardens. Porch, replacement cladding, single storey extension.** No comment.
- 20. P15/S1267/HH – 79 Reading Road. Dropped curb.** No comment.
- 21. P15/S1279/HH – 46 Queen Street. Extension.** No comment.
- 22. P15/S1290/HH – 11 Nicholas Road. Extension.** No comment.
- 23. P15/S1291/HH – 7 Leicester Close. Extension.** No comment.
- 24. P15/S1299/HH – 1 Blandy Road. Single storey side extension with duo pitched roof.** The design of the extension should be modified to improve the rather unattractive elevation facing to the street.
- 25. P15/S1325/FUL – 52 Berkshire Road. Two new detached dwellings with associated parking space.** As stated previously, the proposal to erect two 4-bedroom houses on this site would be an over-development. A pair of smaller semi-detached houses would be preferable.
- 26. P15/S1377/FUL & 13789/LB – Catherine Wheel, 7–15 Hart Street. Internal and external works including new beer garden refurbishment.** We welcome this proposal for improvement but recommend that when the work is carried out it should include the restoration of an unauthorised change to a listed building. The restoration required is to the east wall in the north-east corner of the courtyard, a wall that is of Tudor brickwork dated to about 1530 that has been covered in red paint. This paintwork should be carefully removed and the wall made good.

27. P15/S1382/HH – 1 Billings House, Singers Lane. Cycle store with deck over. No comment.

28. P15/S1437/HH – 29 Damer Gardens. Extension. No comment.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)