

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

2 February 2016

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/S3988/HH (amended) – 48 Albert Road. Demolition of rear extension; erection of 2-storey and single storey rear extensions.** Although the amendment is an improvement, it is doubtful whether the change is sufficient to overcome the previous objections.
- 2. P15/S3667/FUL – Pavement on Kings Road between Kings Close and West Street. Removal of candy block paving to be replaced with pre-cast concrete blocks.** We appreciate the reason for this application but consider that, as Kings Road is within a Conservation Area, the replacement should be with brick pavers (even if not matching) and not with concrete blocks.
- 3. P15/S4253/HH – 17 Western Road. Single storey rear extension.** No comment.
- 4. P15/S4316/HH – 76 Greys Road. Two storey rear extension.** No comment. *Subject to the views of neighbours.*
- 5. P15/S4347/FUL & S4348/LB – 19-21 Market Place. Change of use of first floor offices and conversion of residential accommodation into two 1-bedroom and two 2-bedroom flats.** No comment.
- 6. P15/S4349/HH – 14 Marmion Road. Proposed loft conversion and dormer windows.** No comment.
- 7. P15/S4351/HH – 20 Rotherfield Road. Rear single storey and 2-storey extensions etc.** No comment.
- 8. P15/S4353/HH – 17 Western Road. Single storey rear extension.** No comment.
- 9. P15/S4359/FUL – Lindisfarne and land r/o New Lodge, Harpsden Way. Erection of three detached dwellings plus garage parking.** No objection in principle but we are concerned that the proposed access for three of the total of four dwellings is on to the narrow Peppard Lane rather than making use of the existing driveway to Harpsden Way. Also it is important that existing trees should be retained so far as possible.

- 10. P16/S0040/FUL – Corner House, Hop Gardens. Demolition of existing dwelling and erection of replacement.** No comment.
- 11. P16/S0077/O – Highlands Farm, Highlands Lane. Outline application to demolish existing buildings and develop up to 170 dwellings along with 2000 m2 B1 employment space, a Community Hub etc.** Firstly, this application is premature – no decisions should be taken until the Neighbourhood Plan is adopted. Secondly, in relation to the proposed demolition we recommend that an exception be made for the original Highlands Farm farmhouse which, although modified, dates back several hundred years: the building would serve as a visual link to the past history of the site and could well act as a focus for the development by providing an attractive centre for the Community Hub. Thirdly we are concerned by the new higher total of 170 dwellings, especially when considered in conjunction with 2000 m2 of employment space – certainly recent estimates of the traffic movements expected to be generated by this new development do not appear to have included any contribution from employees at these buildings. Fourthly, we object to the proposed location of the four employment space buildings which are shown as being on a greenfield area adjacent to the well-used public open space of Gillotts Corner Field: if they are to be built they should be situated on a previously built-on area. Finally, we recommend that, in view of the close proximity of the archaeological SSSI, the county archaeologist should be consulted on the potential impacts of the overall development of the site.
- 12. P16/S0128/HH – 42 Park Road. Installation of heritage window to front.** No comment.
- 13. P16/S0134/FUL – Dryleas Sports Ground. Single storey extension and refurbishment of clubhouse.** No comment.
- 14. P16/S0174/HH – 22 Elizabeth Road. Side and rear single storey extension.** We would regret the loss of the garage in this location and also question whether the design of the extension satisfies the criteria of Local Plan policy H13.
- 15. P16/S0181/FUL – 16 Reading Road. Rear second floor roof extension, new shop frontage; change of use at first floor from restaurant to residential.** No comment.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)