

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

2 July 2013

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. P13/S1091/HH – 112 Reading Road. Demolish kitchen and bathroom and replace on ground floor; new bathroom and bedroom on first floor.** The first floor extension may well impact on the neighbouring property by restricting light and allowing overlooking.
- 2. P13/S1226/HH – 1 Bell Court, 66a Bell Street. Replace windows at front of property with UPVC sash windows.** The installation of UPVC windows does not comply with guidance for a conservation area. Refer to application S1596 for an alternative.
- 3. P13/S1561/FUL – Headway, Brunner Hall, 84B Greys Road. Change of use to therapy gymnasium (with building works).** No objection to the change of use but the building works appear to entail a substantial increase in the height of the building (though details are not provided) which could have an undesirable impact on the surrounding amenity area.
- 4. P13/S1568/FUL – 53-55 Kings Road. Construction of one 3-bedroom house.** When the neighbouring estate of town houses was built, the area proposed for this property was retained as public amenity land. We understand that its allocation as open space was confirmed as a condition of planning permission. It should remain so. As indicated in response to the previous application, the area contains three mature trees protected by TPO 97/30. The house would have a serious and permanent impact on the outlook from the neighbouring apartments at 59 Kings Road. This opportunistic application should be refused.
- 5. P13/S1587/FUL – 79 Kings Road. Erection of an attached 3-bedroom dwelling etc.** We understand that, as with S1568, the plot on which it is proposed to build is not within the curtilage of 79 Kings Road but is an area that was intended as community open space in order to prevent the estate of town houses having a cramped and overdeveloped appearance. The statement in the application that the building would not entail any 'loss of urban open space' is clearly inaccurate. The open space should be conserved in accordance with the original planning permission.
- 6. P13/S1649/A and 1650/LB – Halifax plc, 48 Bell Street. New Brandmark to replace individual letters; new hanging sign and ATM tablets to replace existing. Replace existing advert signage.** The fascia and signage should conform as closely as possible to the Traditional Shop Front Design Guide. We support the views expressed by the Conservation Officer and would advise that his recommendations be followed.

7. **P13/S1659/LB – 30 New Street. Replacement of two chimney stacks to match existing design.** We object to the fact that demolition work has been carried out without listed building consent.
8. **P13/S1821/FUL – 3 Newtown Gardens. Erection of dwelling with parking.** As the site is small and access is restricted, we consider the house proposed to be too large. A 3-bedroom house with two floors, rather than three, would be more appropriate for this location and would reduce the impact on neighbouring properties.

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

P13/S1134/HH (amended) – 119 Reading Road. Demolition of outbuilding and erection of single storey extension.

P13/S1358/HH – 11 Grove Road. Proposed room in roof.

P13/S1455/EX – 95a St Marks Road. Extend time of planning permission P10/E0469.

P13/S1596/HH – 8 Clarence Road. Demolish and replace single storey rear extension. Replace all windows to double glazed sash windows in traditional style.

P13/S1607/HH – 25 Nicholas Road. Single storey side extension. *Subject to minimal impact on neighbouring property.*

P13/S1610/HH – 53 The Close. Single storey extension at rear.

P13/S1655/LB – 38 New Street. Repointing of north and west brickwork. *Subject to care being taken to minimise damage to existing bricks.*

P13/S1675/HH and 1676/LB – 1 & 2 Church Avenue. Convert two single-bedroom units into one two-bedroom unit.

P13/S1707/LB – 12 Norman Avenue. Install two vents.

P13/S1708/LB – 12 Norman Avenue. Renovations.

P13/S1734/HH – 37 Church Street. Single storey rear extension etc.

P13/S1804/A – Gillotts School, Gillotts Lane. One non-illuminated monolith style sign adjacent to roadside.

P13/S1818/HH – 11 Luker Avenue. Single storey front extension.

P13/S1874/FUL – 72A St Marks Road. Replacement dwelling.

P13/S1613/LDP – 3 Parkside. Demolition of conservatory; replacement by orangery.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)