

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

21 October 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/S2187 and 2188/LB (amended) – The Maltings, Hart Street. Proposed internal and external alterations and conversion of light industrial building to form two 3-bed dwellings.** The amendments do not address two major concerns that we raised previously, namely the potential damage to items of archaeological interest and the damage to the fabric of the original building. Please see our previous comments for details. What are the views of the Conservation Officer?
- 2. P14/S2575/HH (amended) – 9A Berkshire Road. Erection of first floor front extension and first floor rear extension.** Our previous comment that the scale and design of the proposal is out-of-character with its surroundings still applies.
- 3. P14/S2916/A – 18 Greys Road. Retrospective application for erection of three signs to wall on forecourt.** The signs are too prominent for this location in a Conservation Area. At least one of the signs has been erected on the wall to the rear of 20 Greys Road and, as 20 Greys Road is a listed building and the wall is linked to it, the wall itself is included in the listing. LB consent would therefore be needed.
- 4. P14/S2958/LDP – 21 St Andrews Road. Pitched roof dormer to rear elevation.** The installation of the proposed roof-lights to the front elevation would conflict with guidance relating to the Article 4 Direction for the Conservation Area.
- 5. P14/S3015/HH – 1 Wootton Road. Erection of two-storey side extension, single-storey side extension, conversion of garage to living accommodation and erection of detached garage.** Due to its overall scale and the close proximity of the extensions to neighbouring properties, we consider this proposal to be out-of-character with its surroundings and to be unneighbourly.
- 6. P14/S3074/HH – 2 St Marks Road. Erection of garden room/guest suite to accommodate home office.** The scale of the proposed building together with its associated access and parking provision makes it totally inappropriate for a garden in this location. It would be detrimental to the character of the Conservation Area and it would have an adverse impact on the amenity of gardens of the surrounding properties. While there may be no immediate intention to use the building as a separate dwelling or as the base for a substantial business, approval of this application would enable future applications for a change of use to be based on the building's existence.

7. P14/S3166/HH – 13 Elizabeth Close. Proposed two storey extension with single storey element, and new canopy over entrance. We are concerned that the flat-roofed ground floor extension would permit undue overlooking of neighbours from the first floor.

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

P14/S2628 and 2629/A (amended) – 38 Hart Street. Proposed new shop front and signage.

P14/S2284/HH – 6 St Marks Road. Garden room in return of rear.

P14/S2893/HH – 20 St Marks Road. Replacement front door.

P14/S3008/HH – 2 Valley Road. Proposed addition of first floor.

P14/S3016/HH – 29 Albert Road. Part two-storey, part single-storey rear extensions; internal alterations. *Subject to views of neighbours.*

P14/S3029/LDP – 19 Vicarage Road. Change of use to single dwelling.

P14/S3044/HH – Dryden, Badgemore Lane. Hardwood orangery to rear.

P14/S3080/T – Fire Station, West Street. Replacement of 6 antennae etc.

P14/S3084/FUL – Orchard Farm, Fairmile. Extension of cattery within existing building.

P14/S3114/LB – 3-6 and 8-16 Almshouses, Church Avenue. Replacement of letter boxes.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)