

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

24 November 2015

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/S1822/FUL (amended) – land between 24 and 26 Fairmile. Erection of single storey dwelling with basement.** Unfortunately the amendment does nothing to address the fundamental objection: that the design is completely out of character with the surrounding Conservation Area and nearby 'buildings of local note'. Also the location is either in, or immediately adjacent to the Chilterns AONB, an additional reason for the design to be in character. A house designed in keeping with its surroundings would be acceptable.
- 2. P15/S2784/FUL (amended) – 17 Reading Road. Erection of single storey rear extension and installation of extract flue in main roof.** While the amendment should reduce the impact of noise on neighbours, the erection of the extension would still represent an over-development of the space available.
- 3. P15/S2873/FUL – 14 Reading Road. Erection of two split level apartments.** No comment.
- 4. P15/S3136/LB – Northfield End Store, 17A Northfield End. Retention of existing signage.** Especially as this property is in a Conservation Area, the signage should conform to the Shop Front Design Guide, with hanging rather than projecting signs and no external illumination.
- 5. P15/S3385/FUL – The Workshop, Newtown Road. Demolition of the existing building and the erection of an 80 bed care home.** We are uncertain whether the recent proposal for the existing building, incorporating a gym and swimming pool, to be registered as an 'asset of community value' has been (or is likely to be) successful but we question whether the present application is appropriate at this time. In any event the plans proposed for the care home would represent over-development. Car parking spaces are seriously inadequate to accommodate the needs of staff, visitors, tradesmen etc associated with an 80-bed home and there is no off-site parking available in the vicinity. In addition, the amount of outdoor space for residents is minimal. The proposed access on to the narrow Mill Lane would also add to traffic problems there.
- 6. P15/S3481/HH – 57 Gainsborough Hill. Erection of single storey rear extension and first floor side and rear extension and conversion of detached garage to office with glazed walkway to house.** No comment.

7. **P15/S3523/HH – 24 St Andrews Road. Erection of front boundary enclosure.** No comment.
8. **P15/S3530/HH – 1A Kings Road. Erection of single storey rear extension and rear dormer roof extension.** No comment. *Subject to the views of neighbours.*
9. **P15/S3562/HH – 20 Vicarage Road. Erection of single storey side extension.** No comment.
10. **P15/S3579/HH – 10 Manor Road. Replacement of single storey rear bay.** No comment.
11. **P15/S3590/FUL – Fern House, Fairmile. Partial demolition of existing and creation of new dwelling.** No comment.
12. **P15/S3618/HH – Landfall, 94 St Andrews Road. First floor single storey side extension, two new pitched dormer windows, conversion of integrated garage to living accommodation, new garage etc.**  
No comment.
13. **P15/S3637/FUL – Wilkins (Henley) Ltd, Newtown Road. Erection of warehouse with offices.** No comment.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)