

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

29 October 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/S2607/HH (amended) – 147 Reading Road. Single storey rear extension and loft conversion.** One of the roof lights at the front of the property appears to be unnecessary and we would recommend that it is omitted. Also we question the use of UPVC in a Conservation Area.
- 2. P13/S3078/A – Peruvian Connection, 47 Bell Street. Installation of single letters to existing fascia and new projecting sign.** The signs should conform to the Shop Front Design Guide and, consequently, painted lettering should be employed on the fascia, and the second sign should be of a hanging rather than projecting type.
- 3. P13/S3092/FUL – 196 Greys Road. Demolition of existing dwelling; erection of 2 detached dwellings.** This proposal, with its two new dwellings in a backland location, would represent an over-development of the site and would be unneighbourly. We recommend refusal.
- 4. P13/S3100/HH – 41B St Andrews Road. Proposed two storey front extension.** The design proposed for this extension is completely out of character with other properties in St Andrews Road and would have an adverse impact on the setting of the Conservation Area opposite.
- 5. P13/S3116/HH – 36 Albert Road. Erection of 2-storey rear extension.** We are concerned that the first floor extension would have an adverse impact on neighbouring properties.
- 6. P13/S3193/FUL – Orchard Farm, Fairmile. Change of use from former day nursery to 3-bedroom bungalow.** A similar application (P12/S1208) for this location was refused by SODC a little over a year ago on the grounds that such residential development on the Fairmile and within the Chilterns AONB was contrary to planning policies. These reasons for refusal still apply and are further supported by the NPPF 2012, para 115.

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

P13/S2186/HH (amended) – 12 Hamilton Avenue. Removal of existing wall and replacement with new wall and gate to front of property.

P13/S2902/HH (amended) – 16 Park Road. Single storey rear extension.

P13/S2979/MPO – Chalcraft Close. Modification of planning obligation.

P13/S2996/HH – 10 Makins Road. Demolition of conservatory and construction of single storey extension to rear; construction of porch to front door.

P13/S3026/HH – Burbank House, Peppard Lane. Demolition of existing garaging and extension of dwelling to form 2-storey house with detached double garage and new entrance.

P13/S3030/FUL and S3031/LB – Phyllis Court Club, Phyllis Court Drive. Alterations.

P13/S3069/HH and S3070/LB– Old Bell House, 9 Northfield End. 1. Garden room extension. 2. Internal alterations. 3. New French doors to drawing room.

P13/S3075/HH – 56 Berkshire Road. 2-storey rear extension.

P13/S3122/LB – 42 Hart Street. Small extension to rear; new conservation roof light to proposed bathroom; internal alterations.

P13/S3128/HH – Northfield Cottage, 36 Northfield End. Erection of detached garage.

P13/S3143/HH – 162 Reading Road. Conversion of loft space to bedroom. *Subject to views of neighbours.*

P13/S3148/HH – 70 Reading Road. Demolition of part of house and erection of single storey side and rear extension. *Subject to views of neighbours.*

Yours faithfully

D C Whitehead (Secretary, Planning Committee)