

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

3 June 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/S1568/FUL – 53-55 Kings Road (amended). Erection of three-storey 3-bedroom house with access and parking.** As stated previously, the Society objects strongly to the proposal to build on this site for several reasons. It would occupy an area that we understand was designated as a green open space for local residents. It would impact seriously and permanently on the occupants of 53-55 Kings Road (and vice versa) through overlooking and restriction of light. And it would increase the traffic hazard at the adjacent roundabout.
- 2. P14/S1320/HH – 21 Manor Road. Erection of first floor extension over existing garage, conversion of existing double garage to habitable room etc.** In our view this proposal, which extends over the whole width of the plot, would be overintensive and unneighbourly. However, it is not possible to make more detailed comments due to lack of clarity in the plans: for example, drawings numbered 1050.61 and 1050.62, ostensibly showing the same elevations, are very different. The applicant should be asked to re-submit with plans that are clearly marked.
- 3. P14/S1400/FUL and S1401/LB – The Maltings, Hart Street. Internal and external alterations to facilitate conversion of to form an A1 retail unit with ancillary office and storage accommodation.** There are a number of concerns regarding this application. Firstly the application relates only to a portion of the complete listed building and, if carried out, this would restrict future proposals for the remainder of the building. Secondly, the future of the whole building is featured in the Draft Henley/Harpsden Neighbourhood Plan and, in our view, decisions on this and any other applications for the Maltings should be deferred until the Plan is finalised. Thirdly, given the existing condition of the building, it is clear that the 'alterations' would entail a major reconstruction of the roof and walls, and this would not be justified (for a listed building) by the proposed use. Roof timbers appear to be particularly at risk. In any event, the details of any reconstruction should be approved by the Conservation Officer.
- 4. P14/S1534/FUL and S1535/LB – 50 Bell Street. Proposed repair and restoration of existing kitchen and restaurant including the erection of a small glass link between two buildings.** No objection in principle but we recommend that account should be taken of any conditions attached to previous developments at this property.

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

P14/S0949/HH and S0950/LB (amended) – 84 West Street. Single storey rear extension etc.

P14/S1340/FUL – Burbank House, Peppard Lane. Demolition and replacement with two-storey 4-bedroom dwelling plus double garage.

P14/S1393/HH – 62 Valley Road. Remove windows to rear and insert doors.

P14/S1424/FUL – 33 Nicholas Road. Demolition; erection of single storey detached dwelling.

P14/S1456/HH – 49 Valley Road. Wooden decking to rear garden.

P14/S1459/HH – 3 Thorne Close. Erection of two-storey rear extension.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)