

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

3 September 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/S2193/FUL (amended) – Cafe Nero, 44 Bell Street. Retrospective application for use of decking.** We repeat our earlier comment.
- 2. P13/S2184/O – Thames Farm, Reading Road, Shiplake. Outline application for up to 110 dwellings.** This application should be refused for the following reasons. Firstly, despite indications to the contrary, the area concerned is not in Shiplake parish but in Harpsden parish and is therefore within the boundary agreed for the Henley/Harpsden Neighbourhood Plan. In this context, no decision on the future of 'Thames Farm' should be taken while the Neighbourhood Plan is still in the process of preparation. Secondly, there are a number of factors that amount to a strong objection to the application: the policy of the Local Plan in relation to villages, the policy to maintain open countryside between Henley and Caversham, the lack of local facilities, the impact of additional traffic on the A4155, etc.
- 3. P13/S2186/HH – 12 Hamilton Avenue. Removal of existing wall and replacement with new wall and gate to front of property.** The size and design of the proposed gate conflict with the appearance of neighbouring properties. The gate would be improved by a vertical division in the centre, even if this were just decorative.
- 4. P13/S2243/HH – 145 Reading Road. Replacement windows to front of property.** This application is unsatisfactory due to the lack of description or drawing of the proposed new windows. As the property is in a conservation area, the replacements should be traditional sash windows.
- 5. P13/S2423/A and 2424/LB– Johnson Cleaners, 24 Bell Street. Renew existing fascia and projecting signs to match existing. Redecorate shopfront frame and door.** The existing fascia is inappropriate for a listed building and we question whether listed building consent was obtained for its erection (please check). And the proposed fascia is somewhat deeper than the existing one, making it even less appropriate. The whole shop frontage should conform to the Traditional Shop Front Design Guide and this would also entail the use of a hanging sign rather than a projecting sign.
- 6. P13/S2501/HH – 2 Gainsborough Road. Provision of a dropped kerb and a short access crossover driveway.** A major problem with this application is that the proposed driveway would be within a few yards

of two road junctions and also a well-used postbox, thus introducing a substantial hazard to safety. It should be given careful consideration by the highways officer.

7. **P13/S2601/FUL – Calleva, Harpsden Way. Demolition of dwelling house and erection of three detached dwelling houses.** We consider that the erection of three large houses would represent an overdevelopment of this area. We are also concerned about the loss, during construction or subsequently, of attractive trees.
8. **P13/S2607/HH – 147 Reading Road. Single storey rear extension and loft conversion with rear-facing dormer windows.** No objection to the rear extension but the proposed loft conversion entails a roof extension up to the height of the ridge rather than the incorporation of a dormer. This would detract from the appearance of the rear of the property and would increase the potential for overlooking. Also, traditional materials should be used in this conservation area.
9. **P13/S2653/HH – 11 Leicester Close. Construction of an orangery to the rear; new wall to bottom of garden.** This property is in a conservation area and yet UPVC construction is proposed.

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

P13/S1804/A (amended) – Gillotts School, Gillotts Lane. One non-illuminated sign.

P13/S2173/HH – 14 Albert Road. Convert loft space to bedroom.

P13/S2389/HH – 15 Vicarage Road. Ground floor side extension, first floor extension and new dormer window.

P13/S2418/FUL – 1A Duke Street. Change of use to A3.

P13/S2437/HH – 31 Gainsborough Road. Single storey extension to rear and side.

P13/S2464/HH – 40 Makins Road. Extensions and roof alterations to garage.

P13/S2478/LDE – 73b Bell Street. Certificate of Lawful Development for hot food takeaway.

P13/S2547/FUL – 81 Bell Street. Change of use of ground floor office to letting agency.

P13/S2572/LDP – Lucknow, Elizabeth Road. Single storey rear extension.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)