

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

5 April 2016

The Planning Manager (Southern Area), S.O.D.C.  
35 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/S4094/HH (amended) – 22 Western Road. Single and two-storey extensions.** We repeat our previous comment.
- 2. P15/S4359/FUL (amended) – Lindisfarne and land r/o New Lodge, Harpsden Way. Erection of three detached dwellings etc.** The amendments do not address our previous comments.
- 3. P16/S0040/FUL – Corner House, Hop Gardens. Replacement dwelling and garage.** No comment.
- 4. P16/S0325/HH – The Boat House, Station Road. Installation of awning.** We would encourage the choice of a more cheerful colour than anthracite, as the awning will be in a position of high visibility by the river.
- 5. P16/S0336/HH – Woodlands, Fairmile. Swimming pool and filtration plant.** No comment.
- 6. P16/S0620/HH – 9 Putnam Place. Garden room extension.** No comment.
- 7. P16/S0685/HH – 56 Park Road. Two storey side extension with loft conversion and internal reconfigurations.** We approve this application, preferring its design to that of the extension at no. 54.
- 8. P16/S0709/LB – 76 Bell Street. New ensuite bathroom.** No comment.
- 9. P16/S0711/HH – 121 Mount View. Single storey rear extension.** No comment.
- 10. P16/S0720/FUL – 345 Reading Road. Redevelopment to form 53 Assisted Living Extra Care apartments with communal facilities, car parking etc.** We object to this application for the following reasons.
  1. It would replace a planning permission that has already been granted (P14/S3766) with a scheme that would be less appropriate for the town and less consistent with the aims of the Neighbourhood Plan: these aims include achieving a balanced community and meeting the needs of those age and income groups who have difficulty finding homes in Henley.
  2. It does not provide affordable housing for young people which is the main requirement for Henley.
  3. Even if this type of development were deemed suitable for Henley, this is an unsuitable location, being too far from facilities such as the cinema, theatre and library.
  4. This scheme does not, and could not readily, incorporate the target 40% of affordable dwellings.
  5. In addition, the scheme should be considered in the context of other developments such as the Care Home and the planned 34 Assisted Living apartments on the Townlands site (P15/S2956 and others), the planning application for a Care Home to replace the gym in Newtown Road (P15/S3385) and the acquisition of the Youth Centre site by B&M Care.

- 11. P16/S0759/FUL – 44 Northfield End. Proposed conversion from commercial to residential use.** No objection to conversion but, for this building and location, it would be preferable to convert to two smaller properties rather than a single large one.
- 12. P16/S0763/LB – Adam House, 71 Bell Street. Alterations to extension.** No comment.
- 13. P16/S0802/HH – Granary Cottage, 78 Bell Street. Replacement shed.** No comment.
- 14. P16/S0827/FUL - 76 St Andrews Road. Demolition; and erection of two detached 3-bedroom dwellings.** This proposal would be improved if it were for two semi-detached houses (as discussed in the paperwork submitted) rather than two detached houses. This would improve the street scene as most neighbouring buildings are large and it would also provide better energy efficiency.
- 15. P16/S0836/HH - 10 St Marks Road. Erection of garden room for use as home office and guest suite.** This proposal would be an unsightly intrusion into the conservation area. In addition we object to the installation of living accommodation in the garden.
- 16. P16/S0847/HH - 36 St Andrews Road. Loft conversion etc.** No comment.
- 17. P16/0892/A - Starbucks, Bell Street. Proposed signage.** No objection to the hanging signs but there should be no illumination for the fascia sign (see Shop Front Design Guide).
- 18. P16/S0918/HH & S0919/LB - 88 New Street. Insertion of 2 rooflights. Replacement of fireplace.** Insufficient information is provided to assess whether the rooflights could be inserted without damage to the original joists or purlins.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)