

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

6 January 2015

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/S3245/HH (amended) – 23 Queen Street. Demolition of double garage. Erection of single-storey rear extension (retrospective) etc.** We repeat our previous comments and note that an application has been submitted for the six houses, 23 - 33 Queen Street, to be 'Listed'.
- 2. P14/S3468/ & 3469 – The Court House. Northfield End. Proposed alteration. Extension and change of use from Office to Residential.** No objection in principle but it is important that vehicle access to the Registry Office is maintained and that there is adequate parking there.
- 3. P14/S3630/HH – 21 Deanfield Road. Two-storey extension; single storey rear extension.** The two-storey extension would be an over-development particularly because its height at the roadside would have a significant adverse impact on the street scene.
- 4. P14/S3638/HH – 21 St Andrews Road. Erection of dormer window to rear and installation of two rooflights on front elevation.** The rooflights in this proposal would contravene the policy for buildings covered by the Article 4 direction for Conservation Areas.
- 5. P14/S3729/FUL – 153 Reading Road. Demolition of existing rear extension; erection of two-storey rear extension; removal of shop front and insertion of windows and rooflights to facilitate change of use from shop + one flat to three flats.** No objection to the change of use to fully residential, but a much preferred scheme would be to convert the whole building to a single dwelling as intended when built. The rear extension would be over-development and would accentuate the lack of parking. SODC has designated the building as 'of local note' and it is covered by the Article 4 direction for Conservation Areas. For these reasons we recommend that both the traditional shop window frontage and the front door (in its present position) should be retained, features that would be readily compatible with a single dwelling.
- 6. P14/S33766/FUL – 345 Reading Road. Erection of 55 residential units with associated car parking, landscaping and highways works.** We support this application in principle but, if it is granted now in advance of the Neighbourhood Plan being adopted, it is essential that the 55 dwellings are included in the number of 400-450 allocated for Henley in the Core Strategy. Approval should be subject to guarantees on this point.

7. **P14/S3846/FUL – Land at rear of Landfall, St Andrews Road. Erection of 4-bedroom detached house with access from Auton Place.** We are concerned about the impact on neighbouring properties and about the relatively small size of the new and remaining gardens.
8. **P14/S3831/FUL – Greys Road Car Park. Change of use of part of the car park for siting of a mobile catering van.** On an increasing number of occasions, the Greys Road car park is fully used for carparking after the 7 pm time proposed, and we therefore recommend that, if permission for a catering van is granted, this use should be restricted to later than 9 pm.
9. **P14/S3915/FUL – The Pines, Lambridge Wood Road. Retrospective application to replace perimeter fence and create entrance with brick wall, pillars and metal fencing.** This new brickwork etc on the front boundary is out-of-character and dominates this part of Lambridge Wood Road. It should not be approved.

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

P14/S3016/HH (amended) – 29 Albert Road. Extensions.

P14/S2764/HH -23 Northfield End. Insertion of window; alterations, extensions.

P14/S3612/HH – 8 Manor Road. Extensions.

P14/S3635/A – 6A Tuns Lane. New signage.

P14/S3640/HH – 6 Manor Road. Roof changes.

P14/S3658/HH – 11 Valley Road. Extensions and garage conversion.

P14/S3667/HH – 134 Reading Road. Single storey rear extension.

P14/S346/HH & 3747/LB – 8 - 16 Church Avenue. Single storey rear extensions.

P14/S3752/HH – 52 Rotherfield Road. Extension with balcony.

P14/S3553/A – 30 Hart Street. New advt on hanging sign.

P14/S3691/LB – 30 Hart Street. Change of colour on frontage.

P14/S3813/HH – 9 Simmons Road. Extensions.

P14/S3857/HH – 14 Western Road. Extension.

P14/S3869/HH – 18 Belle Vue Road. Extensions. Subject to the views of neighbours.

P14/S3881/FUL – Field Cottage, Fairmile. Replacement dwelling.

P14/S3884/FUL – 6 Market Place. New ATM.

P14/S3889/HH – 5 Deanfield Avenue. Extension.

P14/S3898/FUL – 3A Newtown Gardens. Variation of conditions for new dwelling.

P14/S3920/FUL – Royal Mansions. Station Road. Widen external doorway, new door.

P14/S3932/LB – 79A Bell Street. Insulation.

P14/S3944/HH – 32 Lambridge Wood Road. Extensions.

P14/S3945/LB – 19 Gravel Hill. Replace wooden door.

P14/S3948/HH – 44 Vicarage Road. Extension and new window.

P14/S3685/LDP – 4 Nicholas Road. New garage.

Yours faithfully

D C Whitehead (Secretary, Planning Committee)