

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

8 April 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/S0489/LB – 36 Market Place. Repair to lath and plaster bedroom ceiling.** It is important, in this Tudor building, that the cause of the collapse should be investigated and that the repair is carried out with lath and plaster rather than plasterboard.
- 2. P14/S0622/ HH – The Millers Cottage, Pack and Prime Lane. Extensions to rear dormers.** The change from pitched-roof dormers to a flat-roofed area would detract from the appearance of the building.
- 3. P14/S0660/HH – 71 Kings Road. Demolition of conservatory and single storey extension; erection of 3-storey side extension, single storey rear extension and replacement conservatory.** This proposal is over-intensive for its location and, in any event, the design has unsatisfactory features. The size of the proposed extension is such that it would be possible, at a later date, for 71 Kings Road to be subdivided into two separate houses. Whether or not this further step is carried out, the extension would have an adverse impact on neighbouring properties. In terms of the design submitted, the ground floor projection on the front elevation, designed in part to provide housing for bins, is particularly obtrusive, and the space available for the parking of the increased number of vehicles likely to result from the extension appears to be inadequate.
- 4. P14/S0670/HH – 89 Harpsden Road. Demolition of single storey rear extension and construction of new part 2-storey rear extension plus conversion of existing loft space.** This application appears to be unneighbourly. We are concerned about the impact on light to, and the outlook from, the neighbouring property and the potential for overlooking from the first floor.
- 5. P14/S0680/HH – 85 Reading Road. Rear part-single, part 2-storey, extension and loft conversion to include side and rear dormers.** The roof extension, apparently designed to house an additional stairwell, would detract from the symmetry of this semi-detached pair (and neighbouring pairs) of houses and we recommend that this part of the proposal should be refused. The potential for overlooking should also be taken into account.
- 6. P14/S0723/HH – 26 Vicarage Road. Installation of two conservation-type roof lights to the front roof pitch.** As this proposal would contravene the guidance for the conservation area, it is important that,

if permitted, the roof lights should match precisely those at no. 24 (which, we understand, were installed before the designation of the conservation area).

7. **P14/S0729/ HH – 15A Fairmile. Alterations/extension of garage.** The appearance of the building would be improved if the garage/side extension had a double pitched roof, an important consideration in a conservation area.
8. **P14/S0751/A – 38 Market Place. Retention of fixed hanging sign.** We would prefer a sign that conforms to the Shop Front Design Guide i.e. not fixed.
9. **P14/S0758/HH – 33A St Andrews Road. New loft storage and plant room; new roof windows to rear elevation.** We question the need to vary the conditions attached to planning permission P12/S1004/FUL, as new roof windows (which may be unneighbourly) would be unnecessary for the use of the loft for storage.
10. **P14/S0776/HH – 56 Albert Road. Replacement of rear extensions with full width single storey rear extension plus internal first floor modifications.** We are concerned that this wider extension would have an adverse impact on the neighbouring property.
11. **P14/S0788/FUL – 2 Thorne Close. Variation of condition 4 of planning permission P10/E1705. Two storey rear extension, single storey rear conservatory and single storey side extensions plus detached garage extension.** It is not clear from the plans submitted how much change is proposed to the main house. However we would recommend the retention of condition 4: “The garage should be retained as such and shall not be adapted for living purposes”.

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

**P14/S0550/HH – 6 Hamilton Avenue. Conservatory to side.**

**P14/S0616/HH – Field Cottage, Fairmile. Alterations and 2-storey extension.**

**P14/S0671/HH – 3 Newtown Gardens. Pitched roof over garage to form first floor storage area.**

**P14/S0737/HH – 90 Kings Road. Erection of rear and side single storey extensions.**

**P14/S0749/HH and S0750/LB – 4 Greys Hill. Demolition of rear extension and greenhouse, erection of single storey rear extension.** *Subject to views of neighbours.*

**P14/S0843/HH – 62 Makins Road. Demolition of garage; erection of single storey side and rear extension.**

**P14/S0863/HH – 14 Manor Road. Single storey side and rear extension; loft conversion.**

**P14/S0883/HH – 184 Reading Road. Single storey side return extension.** *Subject to the views of neighbours.*

Yours faithfully

D C Whitehead (Secretary, Planning Committee)