

Henley Society Comments on Planning Applications, Summary, 8 November 2016

P16/S0077/O (amended) Highlands Farm. The application should make clearer the commitment to 40% of the housing being 'affordable'. The Henley Society objects to the demolition of the existing farmhouse and barn, especially as the site is within the Chilterns AONB. These buildings would provide an attractive and historical focus for the new development, much more so than the so-called 'signature' building, a 3-storey block that would obstruct the view of those arriving at the development.

2352 (amended) Former Thames Water Land, off Deanfield Avenue. nc.*

2459 (amended) 116-118 Greys Road. The Henley Society objects to this proposal as it still fails to comply with the requirement of the Neighbourhood Plan for 40% of the housing to be 'affordable'.

2522 (amended) 88 New Street. nc.

2623 (amended) White Lodge, Normanstead. nc.

2861/O Mount Ida, Reading Road, Lower Shiplake. This potential site is within the boundary of the Henley & Harpsden Neighbourhood Plan; it was assessed during the preparation of the Plan and considered less suitable than other sites in providing for the housing allocation of the Plan area. The Plan, of course, has now been adopted by SODC. Lower Shiplake has also been designated as being inappropriate for substantial new developments in the SODC Local Plan. This application should therefore be refused.

3220 20d Queen Street. In view of the restricted space in this development off Queen Street, it is likely that the proposed extension would adversely affect neighbours.

3327 Atlantic House, 82 Bell Street. Green paint on the exterior of this listed building would be totally inappropriate. It would also be detrimental to the setting of the neighbouring listed buildings which have all maintained the traditional white window frames.

3349 19A Bell Street. Three 2-bedroom flats above shop. nc.

3357 Riverlea, Mill Lane. The Henley Society questions the advisability of allowing additional building and hard surfaces on this location in the flood plain. The house is already large, with 5 bedrooms.

3372 The Old House, Mill Lane. The Henley Society objects to the conversion of the recently-built 'garage' into potential residential accommodation and the erection of a new carport. The surrounding area is liable to flooding and these buildings would have an adverse effect on the hydrology of the floodplain.

3400 32 Kings Road. nc.

3411 57 Vicarage Road. nc.

3413 Corner House, Hop Gardens. This proposal for a large apartment block with an enormous roof span would be an over-development and would be unneighbourly.

3435 32 Damer Gardens. nc.

3438/O Land to the east of Reading Road, Lower Shiplake. Residential care home facility (40 beds) plus extra-care development (66 apartments/cottages). The Henley Society is concerned that this proposed development would place a large and unacceptable burden on the infrastructure of Henley, especially in terms of medical services and traffic congestion. No provision is made in the application for staff accommodation and, when considered in conjunction with similar developments given permission in Henley itself, the recruitment and accommodation of suitable staff would present major problems. Also the proposed development would conflict with SODC policy in relation to Lower Shiplake: it should be refused

3469 & 3470/LB 44 Bell Street. Three 2-bedroom flats above shop. nc.

3480 Hill Crest, Peppard Lane. nc.

3560/LB 24 Bell Street. The existing fascia sign is fine and we suggest that it should be retained with the photographic addition being publicised on the hanging sign only. If the 'Snappy Snaps' fascia sign is given permission, it should be hand painted on to the fascia rather than added on a supplementary board. See the Traditional Shopfront Design Guide.

* nc = no comment