

PLANNING REF : 243125
PROPERTY ADDRESS : 7 Remenham Row
: Wargrave Road, Henley-On-Thames, Berkshire
: RG9 2LQ
SUBMITTED BY : Mr Thomas Bromley Johnson
DATE SUBMITTED : 09/02/2025

COMMENTS:

I wish to strongly object to the major planning application of the proposed redevelopment of Thamesfield Retirement Village, submitted by Retirement Villages Group (RVG).

The proposal to demolish an existing single-storey building and replace it with a three storey development, close to the boundary of Remenham Row, directly overlooking houses 1-5 Remenham Row, has been made without due consideration to those residents and to our community as a whole.

Primarily, those most affected in houses 1-5 would have their living rooms, bathrooms and bedrooms directly overlooked from the windows and balconies of this ill advised proposal by RVG. This intrusion on their privacy would be extremely invasive and highly inappropriate for the given setting and environment of the homes involved. It would further have a direct and significant detrimental impact on all the residents at Remenham Row using the amenities of the grounds surrounding their properties.

The proposal in question shows no consideration to the impact on the neighbouring properties at Remenham Row. The bulk and scale of this proposed building far exceeds the current building, which it is replacing. It would have a significant detrimental impact on the appearance of the site from the prospective of not only Remenham Row, but also from the river and properties on the Oxfordshire bank in Henley-on-Thames.

For those living in the Remenham Row properties most affected by the proposed development, not only would their properties be directly overlooked, but the amount of sunlight their properties and gardens receive would be greatly further reduced. The height of the three storey proposal by RVG and its proximity would takeaway significant amounts of daylight to the front of these properties. Furthermore, the separation distance of the proposed three storey development is only 20 meters from the neighbouring homes at Remenham Row. This is significantly less than the required 30 meter separation distance, as set out in the Council Design Guide (R16), for schemes that introduce development over two storey height.

It is also worth mentioning that, with the greater mass of building and housing so close to Remenham Row, there would added noise disturbance from the neighbouring properties should the proposed plans go ahead.

The proposal is in a Conservation Area and so great care should be taken to make sure major applications, such as this one, are scrutinized closely as to the impact of the bulk and mass of the development on the surrounding environment and visual appearance of the area from both sides of the river. In this case the proposal is vastly excessive in impact on the environment and on the visual

appearance in proportion to the site. The size and scale of the proposal, if allowed, may set a dangerous precedent for future developments of this type in the Conservation Area.

Prior to this application being submitted, RVG held a consultation meeting at Thamesfield Retirement Village on 16th October 2024. Very little, if any, effort was made to communicate this with residents at Remenham Row. It was only by chance, at very short notice, that Remenham Row residents discovered it was taking place, so many of us were not able to attend. Little effort has been made by the RVG architects to take into consideration of the impact the proposed development would have from the perspective of the neighbouring properties.

On 10th December 2024, a presentation was made by RVG architect, Mr Jack Sterling, at the Remenham Parish Council meeting. There were technical problems with getting the presentation on the screen which delayed the meeting. He was not able to answer basic questions regarding the height and scope of the proposed development. This shows a lack of proper preparation and consideration of the concerns of the potential impact to the neighbouring residents and its impact on their properties.

Overall the character and appearance of the proposed building is not in keeping with the surrounding area. The materials used, its height, bulk, scale, mass in relation to the neighbouring buildings and appearance from both the Oxfordshire and Berkshire side of the Thames is not suitable in the setting of a Conservation Area. It is for all the above reasons that I strongly object to the planning application submitted.