

PLANNING REF : 243125
PROPERTY ADDRESS : 48 Darraghs Road
: Brookfield, Tauranga
: 3110 NZ
SUBMITTED BY : Mr Stephen Bromley Johnson
DATE SUBMITTED : 20/10/2025

COMMENTS:

I object to the planning application by Retirement Villages Group to demolish the existing building and replace it with a three storey building adjacent to the boundary with the Rememhan Row properties.

This overbearing building plan would have full height windows directly overlooking the existing dwellings at Remenham Row with direct views into bedrooms; bathrooms and sitting rooms. The proposed development is less than 20 meters away from the front elevation of it neighbouring Remenham Row Properties, which is below the national planning and LPA standard.

Very few of the original objections have been taken into account in the submission of revised plans. This is a deliberate, cynical waste of time and resources for the residents and visitors of Remenham Row who are objecting to this development as little has been changed. Nearly all of the original objections are still valid from the perspective of Rememhan Row and from the Henley side of the river.

The bulk scale and mass of the proposed development is totally out of proportion and excessive for an area of outstanding natural beauty and sensitive ecology. It will have a detrimental impact on the outlook from the historic town of Henley on Thames and the river Thames.

With the proposed building being so tall and so close to the boundary of the Remenham Row estate there will be a detrimental impact not only on the privacy of some of the Remenham Row properties, but also on the amount of daylight they receive. The plans include windows and dormer windows with Juliette balconies that not only look directly into the private rooms of 1-4 Remenham Row, but overlook the public amenities and gardens of this quiet retirement estate. This is very much as per the previous plans and therefore those original objections still stand.

The external appearance of the proposed building is not in keeping with the style of either the Remenham Row Properties or the existing property at Thamesfield. It will not look suitable for this conservation area from the perspective of both the Berkshire and Oxfordshire sides of the river.

I do not see the need for further development of the Thamesfield site as many of their existing units remain unfilled. Retirement Villages Group are a corporation acting purely in the interest of their own profit and not taking into consideration the lives, properties and well being of the neighbours of Remenham Row and the Residents of Henley on Thames.

For these reasons and more I urge the planning authorities to reject the Retirement Villages Group plans outright.