

Interested party 30

Comments

The three councillors from the Thames ward (covering Remenham) would like to object to this application and fully support the reasons Wokingham Borough council used in their refusal notice.

our main concerns relate to the neighbouring residents at Remenham row and the very sensitive nature of the site highlighted by the conservation officer.

1. The proposed development, by reason of its bulk, scale, height, and proximity to neighbouring dwellings at Remenham Row, would result in an unacceptable level of overlooking and perceived loss of privacy to the front elevations of those properties, together with an unneighbourly overbearing impact. The development would result in material harm the living conditions of existing residents. The proposal is therefore contrary to Section 12 of the NPPF, Policy CP3 of the Wokingham Core Strategy and the Borough Design Guide.

2. The proposed development, by reason of its scale, height, bulk and massing would fail to preserve or enhance the character or appearance of the Remenham and Henley Bridge Conservation Area and the Henley on Thames Conservation Area. This would result in limited-moderate Public: Information that can be seen and used by everyone inside and outside the Council. less-than-substantial harm to the significance of these designated heritage assets. When applying paragraph 215 of the National Planning Policy Framework, the identified harm is not outweighed by the public benefits of the proposal. Accordingly, the proposal conflicts with the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF (2024), Policy CP3 of the Wokingham Core Strategy and Policy TB24 of the Managing Development Delivery Local Plan.

Regards
Thames ward, Wokinham borough council
Councillor Wayne Smith
Councillor Leon Cook
Councillor Sam Akhtar [Close](#)

Supporting documents

No documents