

PLANNING REF : 243125
PROPERTY ADDRESS : 7 Remenham Row
: Wargrave Road, Henley-On-Thames
: RG9 2LQ
SUBMITTED BY : Mr Thomas Bromley Johnson
DATE SUBMITTED : 18/10/2025

COMMENTS:

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

I find it astonishing that the Applicant suggests that by removing balconies and inserting large dormer windows this now constitutes a 2.5 storey building! There will be 3 floors of apartments and the height of the building remains the same. The proposal to demolish an existing single-storey building and replace it with a 3 storey development, close to the boundary of Remenham Row, directly overlooking houses 1-5 Remenham Row, is simply appalling.

Remenham Row is a small, peaceful retirement development with beautiful grounds down to the river. Most residents are elderly and have moved here for a peaceful, calm retirement. Such a huge extension will have a devastating effect on Remenham Row and I cannot begin to think of the disruption that such a big project would cause. At present no neighbours can see into Remenham Row from either side and it is extremely quiet.

Primarily, those most affected in houses 1-5 would have their living rooms, bathrooms and bedrooms directly overlooked from Juliette balconies, large picture windows and dormer windows 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. It is very misleading what RVG are saying and the proposed building would indeed still be visible from the Henley side of the river.

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 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 and Green Belt Area and so great care should be taken to make sure major applications, such as this one, are scrutinised 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, despite what RVG suggest in their application. 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 and Green Belt Area. Thamesfield Retirement Village sits on a large plot and there is plenty of room to build such a huge building on the south-east side, where the gardens and under used croquet pitch currently sit.

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 and Green Belt Area. It is for all the above reasons that I strongly object to this revised planning application submitted.