

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

COMMENTS:

Remenham Row and its neighbouring property, Thamesfield Retirement Village, sit quietly on the North East bank of the River Thames, on the Berkshire side, facing the historic town of Henley-on-Thames in Oxfordshire. Not far away is the Grade I listed historic stone bridge and the medieval church of St Mary's dating back to 13th century.

Both properties fall within the Conservation and Green Belt Area: an area of special architectural and historic interest, so deemed to be considered worthy of preservation or enhancement.

With this in mind, I object strongly to the revised planning application made by Retirement Villages Group (RVG) to demolish a single-storey wing of their existing retirement village and replace it with a three-storey building. I am very disappointed that none of the concerns and objections from residents at Remenham Row have been taken into account and very little has changed in this revised application. To suggest that replacing balconies with large dormer windows result in a 2.5 storey building is absolutely absurd. It is 3 storeys, with 3 floors of apartments. Outlined below are reasons for my objection to the RVG planning proposal, a major application:

- The mass and bulk of the proposal would have a detrimental impact on outlook of the adjacent properties. It would reduce the sunlight reaching the neighbouring properties at Remenham Row significantly. It would also shade out their front gardens.

- The proposal would greatly infringe on the privacy of the properties at Remenham Row, mainly Nos 1-5, but also on the communal amenities of the estate. The three-storey RVG proposal includes windows, dormer windows and Juliette balconies that directly look into bedrooms, bathrooms and living rooms of the neighbouring houses. This would be an unacceptable intrusion on their privacy, where currently there is none.

- R16 of the Borough Design Guide states that, for schemes over two stories high, the separation distance is 30 metres. The actual separation is only 20 metres. This is only two-thirds of the requirement. The existing building barely shows itself above the boundary wall and does not dominate the outlook. A three-storey replacement with Juliette balconies, large picture windows and dormer windows facing directly at the front of properties 1-5 Remenham Row would be very detrimental to their outlook. The resulting loss of privacy would detract from the amenities currently enjoyed by these houses and from the users of the communal grounds.

- The proposed building is not in keeping with the existing building or its surroundings. The proposed use of materials and the bulk and scale of the building would make it unsightly from both sides of the river and despite what the revised plans intimate, you would be able

to see this from the other side of the river. This is an important part of the scenery from the historic town of Henley, its footpath along the river and from the waterway itself.

- The design does not consider the scale, bulk, mass, height and density of the proposed development, in relation to its immediate neighbours and to the surrounding environment. It is not an enhancement of the local architecture and does nothing to protect the look of the Conservation Area that it is situated within. The detrimental effect of the proposed development to the amenities of the adjacent houses at Remenham Row have been completely ignored.

- I would question the need for such an extensive development while many of the existing properties at Thamesfield Retirement Village are not occupied. Likewise, there are other similar facilities in Henley, for example, McCarthy Stone at Albert Court, some of which have not been sold/let since being built in 2018.

- Property prices in Remenham Row would be significantly impacted by such a huge overbearing development.

Although this application is based in Berkshire, under Wokingham Borough Council, it's mass and scale will greatly affect the outlook from the neighbouring town of Henley-on Thames in Oxfordshire.

I think it is imperative that members of the Wokingham Borough Council's Planning Committee visit Remenham Row to see for themselves the dreadful impact this large scale development would have on this site.