

PLANNING REF : 243125
PROPERTY ADDRESS : 27 The Royal Apartments
: 27 Perpetual House Station Road, Henley On Thames, Oxon
: RG9 1AF
SUBMITTED BY : Mrs Veronica Carlton
DATE SUBMITTED : 04/02/2025

COMMENTS:

The proposed development is fundamentally inappropriate and unneighbourly in its design, resulting in significant negative impacts on the immediate surrounding area. It would lead to a loss of

essential amenities, including privacy, daylight, and sunlight, while creating dominance and visual intrusion for neighbouring properties in Remenham Row. The scale and massing of the proposed building are incompatible with the character of Henley as a whole, and particularly with the immediate surroundings, failing to respect the historic nature of the location.

The development would severely undermine the privacy and right to light of homeowners in Remenham Row and detract from the view along the River Thames Towpath, where the large, imposing structure would be highly visible. Its bulk is in stark contrast to the surrounding architecture, and there is no attempt to break up the visual mass or mitigate the impact on the privacy of nearby homes.

This design does not adhere to good practice and overlooks critical considerations such as scale, height, density, and massing. Instead of enhancing the landscape, the proposal would serve as a blight, detracting from the character and aesthetic of the surrounding area. It is disproportionate not only to Henley as a whole but also to the specific site.

The National Planning Policy Framework (NPPF) stresses that plans should be shaped through early, proportionate, and effective engagement with local communities, organisations, businesses, infrastructure providers, and statutory consultees. It further emphasizes that design policies should be developed with local communities to reflect their aspirations, grounded in a thorough understanding of the area's defining characteristics. No consideration has been given to this.

While this application falls outside the South Oxfordshire District Council's jurisdiction, its impact on Henley-on-Thames is undeniable, given its visibility from the River Thames Towpath. The South

Oxfordshire District Council (SODC) has a clear Design Guide that developers must adhere to for any developments impacting Henley-on-Thames. Specifically, Policy DES2, which focuses on enhancing local character, stipulates that new developments must reflect the positive features of the local area and both physically and visually complement the surroundings. This proposal fails to meet those requirements.