

PLANNING REF : 243125
PROPERTY ADDRESS : Cognatum Estates
: Pipe House Lupton Road, Wallingford
: OX10 9BS
SUBMITTED BY : Mrs Karlie Morley
DATE SUBMITTED : 15/10/2025

COMMENTS:

I am writing on behalf of the freeholder and landlord of Remenham Row, the retirement estate neighbouring the Thamesfield Retirement Village.

While we acknowledge the minimal revisions to the proposed development, these changes do not address the concerns previously raised by our residents. The revised design, which includes full-height windows and Juliette balconies, continues to create significant overlooking into our estate. This would severely compromise the privacy of our residents, both within their homes and across the shared grounds of Remenham Row.

The overall massing and scale of the building also remains unchanged; this will result in loss of light and a development that would appear overbearing and visually intrusive. Such an outcome would be particularly detrimental to our residents, who have chosen Remenham Row for its peaceful and private setting in which to enjoy their retirement.

In addition, the proposed use of red brick and grey metal cladding is not in keeping with the surrounding architecture and character of the local area.

We are also concerned that the proposed development would have a negative impact on the value of properties within Remenham Row.

For these reasons, we request that this application be refused.