

PLANNING REF : 242859
PROPERTY ADDRESS : 3
: Riverside, Wargrave Road, Henley On Thames
: RG9 3JD
SUBMITTED BY : Mrs Emma Abbott
DATE SUBMITTED : 18/03/2025

COMMENTS:

We do not object in principle to the application which appears to be an attractive upgrade to the existing structure, however we wish to make the following comments and observations.

The application misrepresents the neighbouring property 3 Riverside.

- * It was not built with 'undercroft' parking, the height of the structure was determined from an EA flood assessment and the 100 year flood plan. As a by-product of this minimum height stipulation the area underneath is usable for temporary/casual storage.

- * Planning permission for 3 Riverside was only granted on the condition that the architectural style and finish were similar to the original structure it replaced, therefore it is a square box of a

similar brown cladded construction with a flat roof and overhangs, a more attractive pitched roof or any other deviations from the original appearance would not have been acceptable. A pitched roof would have added to the volume and conflict with the requirement to maintain 'openness' of the Green Belt.

We have some concerns about the proximity of the new roof of 2 Riverside which is extremely close to the border with 3 Riverside. * Water run-off from the pitched roof has the potential to spill over the border unless guttering is installed, this would widen the structure into the hedge which forms the border.

- * The application states that no hedges will be removed or pruned but given the above it is difficult to see how this would be possible, the plans lack this detail.

- * There would be access issues for construction this close to the hedge and border.

- * The new roof will add considerable mass to the existing structure. Perhaps a lower pitch angle to the roof might be considered.