

PLANNING REF : 243125
PROPERTY ADDRESS : 3 Remenham Row
: Wargrave Road, Henley-On-Thames
: RG9 2LQ
SUBMITTED BY : Mr Geoffrey Snell
DATE SUBMITTED : 12/10/2025

COMMENTS:

I have already objected to the redevelopment of Thamesfield Retirement Village when the initial planning application was submitted on the 11th December 2024 (see my comments 2nd February 2025) and am somewhat surprised that the revised application has been submitted under the original planning application number 243125.

I find it extraordinary that the applicant is suggesting that the design will be a 2.5 storey building and not appear to be 3 storey when clearly there will still be three floors of apartments and there has been no change to the height of the proposed building. Exactly the same issues will impact the Remenham Row properties as in the first application, being the effect on amenity, privacy, light and view. The massing of the building which has fundamentally not changed will dominate property numbers 1-5 Remenham Row.

The removal of balconies, replacing them with Juliette balconies, will not improve the overlooking situation, although it comes as no surprise that the applicant thinks that it will.

It is interesting to note that a third planning application to develop Hallmark House in Station Road, Henley, by the Hub Management Company, to add Juliette balconies to their proposal was rejected by South Oxfordshire District Council for a number of reasons. However, the specific reason regarding the balconies as reported in the Henley Standard was:- "The Juliette balconies proposed to be added to the rear elevation, facing northeast, would create an unacceptable relationship to the neighbouring properties to the north, as well as the closest properties in Hewgate Court. As such, the proposed development fails to protect the amenity of neighbouring residents." Given that there is a greater distance between Hallmark House and Hewgate Court, including a road, suggests that the main principal of privacy surely applies even more clearly to the impact on Remenham Row by the proposed Thamesfield redevelopment, where the distance between the proposed three storey building and Remenham Row properties would be much less. Whether there are full balconies, or Juliette balconies, the windows will still look directly into the rooms of Remenham Row properties and in my case (number 3) that will be my lounge, main bedroom and bathroom.

The separation between the proposed development and Remenham Row properties is not within the guideline of 30 metres.

This application will also create a cramped, overdevelopment of the Thamesfield site.

The proposed materials are totally out of character with Remenham Row properties and most certainly the existing Thamesfield

buildings. It is out of keeping with the vernacular of Henley and where the proposed building adjoins the existing "white building" it will be clearly visible from the other side of the river and is not in keeping with the Conservation Area. It is interesting to note, that once again, the carefully selected images try to suggest that the proposed building will not be prominent from the opposite side of the river!!

The justification that more retirement accommodation is required is in contrast with the reality for such accommodation in Henley, where for example some of the McCarthy Stone properties built in 2018 are still available to be sold/let.

My overall view is that once again Retirement Villages Group have done nothing to understand the impact of its proposal on its closest neighbours (and the most impacted) at Remenham Row.

I believe it is imperative that Wokingham Borough Council Planners visit Remenham Row to understand the full impact of this application.

I cannot object more strongly and am disappointed that Retirement Villages Group have been allowed to submit a second application with no fundamental amendments.