

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

COMMENTS:

I wish to strongly object to the proposed redevelopment at Thamesfield by Retirement Villages Group (RVG).

Despite amendments being made to the previous application it is extremely disappointing that sadly only very minor adjustments have been made, therefore nothing has changed with regards to how this will hugely impact the quality of our lives.

I live at number 3 Remenham Row, which is directly opposite the proposed site. It is a unique situation in that there is no public highway in between my house and the boundary wall, just a pathway and a flower bed which runs along the boundary wall which separates us from Thamesfield. This results in a distance from number 3 Remenham Row to the boundary wall of only 16.6 meters. At present there is a single storey building on the Thamesfield site that is visible directly from my home. We can just see the top of the single storey building above the boundary wall, which is set back from the boundary wall.

The revised application states that the design changes will reduce the potential mass from a 3 storey building to a 2.5 storey one instead, which RVG state will have a reduced impact on the neighbouring properties. In fact the height of the proposed building will remain as it was and will consist of 3 floors of apartments. The building itself will be positioned closer to the boundary wall by five metres than the existing building. RVG have already admitted that at this point there is insufficient space to plant any trees between the proposed building and the boundary wall. The artists impressions remain very misleading, showing walkways and vegetation, which is a complete nonsense at the point where the proposed building would sit directly facing my property. The new design incorporates ugly large dormer windows and this will make no difference upon the overall scale and massing of the scheme. To suggest that the minor amendments mean that this will now be a 2.5 storey building is simply preposterous and an insult to our intelligence. A building of such height and mass will completely tower over and dwarf our small houses and will look completely out of character.

The revised proposal is for full height windows and Juliette balconies, which will look directly towards the front of my property. The suggestion that overlooking will now be acceptable following the removal of some balconies is again a ridiculous statement. At present no resident of Thamesfield can directly see into my property, so this is a major concern and will result in an unacceptable level of overlooking from the Juliette balconies and large windows, which will massively affect our privacy and harm the quality of our lives. Our main bedroom and bathroom (we are not allowed to have obscure glass in our bathrooms) would be unusable during the day unless a

blind was pulled down and we would have to install sheer curtains in the lounge to protect our privacy. We would in turn be able to see directly into the proposed dwellings, particularly at night when lighting and TVs were in use.

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.

Considering the huge mass and scale of the proposed building and the extreme height it will lead to an unacceptable loss of light, privacy/overlooking and view. Not to mention the shadow which this will cause. I will no longer be able to look out of my lounge window and see any sky. On the basis that the front of my property already faces north, the proposed building will only further reduce the quality of light for my property.

The design of the proposed building using bricks and grey metal cladding remains totally out of character with the properties in Remenham Row and the existing buildings at Thamesfield. It will look like a complete hotchpotch and the nature of the design of the building makes it incompatible with other buildings within Henley. Regardless of what the revised application indicates, the extension will still be easily visible from the Henley side of the river. In reality, if someone walks to the left of the point that RVG have used in their example, the extension will become more and more apparent. The bulk and massing of this proposal will be an eyesore and will have a huge negative impact on the visual harmony of our community. We must not forget that we live in a Conservation Area and it is imperative that we protect the beautiful area that we live in.

This new development would also have a significant impact on the value of our homes, not only while the building was being constructed, but afterwards as it will totally dominate the landscape seen from our properties.

Thamesfield occupies a very large site and there is plenty of room to position extra units to the south of the plot. This would then

have no impact on Remenham Row and would not be visible from the Henley side of the river. There are gardens and a croquet lawn to the south of the site. Despite what Thamesfield say the croquet lawn is underused and indeed the residents of Remenham Row were asked to play in order to make up the numbers. On this occasion there were two residents from Thamesfield and five from Remenham Row. So this surely shows that this is underutilised. Indeed if RVG feel there is a real need for a croquet lawn, then make arrangements to have this repositioned to where they are proposing the location of the new extension.

I fail to understand why RVG need to expand Thamesfield when they continue to struggle to fill the existing vacant properties. Often in the Henley Standard there is a full page advertisement inviting prospective people to attend "open days". Firstly, their existing refurbished properties were put on the market, but failed to sell, so they then changed their strategy to the rental market. There are several retirement complexes and nursing homes within Henley and the surrounding area. Albert Court, a McCarthy Stone retirement opment within Henley, was opened in 2018 and they have not yet managed to let/sell all of their properties. It is low cost housing that is needed for those trying to buy their first homes, not more retirement properties.

Remenham Row is a small, tranquil, beautiful retirement development with 12 properties consisting of eight small cottages and four apartments. We were so happy to move here two years ago knowing nothing of these plans. Now our lives have been completely turned upside down and I cannot express sufficiently enough how concerned we are all feeling. I would like to ask the Architects and RVG how they would feel if their parents had bought my property and such a preposterous planning application had been submitted. I feel sure that they would feel the same as myself and would find it totally unacceptable. This is morally wrong and certainly not the way to treat neighbours!! Many of the residents at Remenham Row are elderly and wish to live out the rest of their lives stress-free and in peace. I cannot contemplate the potential noise, continuous dust and damage that building on this enormous scale in an established, quiet enclave would cause the residents across the entire row. Access to the site along the Wargrave Road is extremely tight with residents in the cottages opposite Thamesfield having no option but to park on the busy road.

None of our previous concerns have been addressed in this revised application and for all of these reasons, I strongly urge Wokingham Borough Council Planners to visit Remenham Row so that they can fully understand this unique situation for themselves. They will then be able to understand fully the huge impact this proposal would have on this small peaceful, beautiful development. Please also carefully consider the significant concerns surrounding the building's incongruity with Henley's historic landscape.