

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

COMMENTS:

I strongly object to the proposed development, as it is fundamentally unsuitable and would have a detrimental effect on the surrounding area. The design is unneighbourly and will lead to a severe loss of key amenities such as privacy, daylight, and sunlight for nearby properties. It will create an overwhelming sense of dominance and visual intrusion for the residents of Remenham Row. The scale and mass of the proposed building are completely out of character with Henley as a whole and, more specifically, with the immediate area, failing to acknowledge the historic significance of the location.

This development would significantly undermine the privacy of homeowners along Remenham Row, and it would negatively impact the visual amenity along the River Thames Towpath. The massive, intrusive structure would be clearly visible, contrasting starkly with the surrounding architecture. There is no effort to break up the visual bulk or reduce the negative impact on the privacy of nearby homes.

This proposal disregards fundamental principles of good design, failing to consider crucial factors such as scale, height, density, and massing. Rather than enhancing the local landscape, it would detract from the aesthetic and character of the area, becoming a blight on the environment. Its sheer disproportionate size is inappropriate not just in the context of Henley as a whole but also in relation to the specific site.

The National Planning Policy Framework (NPPF) emphasizes the importance of early and effective engagement with local communities in shaping development proposals. Design policies should reflect the aspirations of the local community and be rooted in an understanding of the area's unique characteristics. This proposal demonstrates a blatant disregard for these principles.

While this application falls outside the jurisdiction of the South Oxfordshire District Council (SODC), its impact on Henley-on-Thames is undeniable, particularly given its visibility from the River Thames Towpath. SODC has established clear design guidelines, specifically Policy DES2, which requires new developments to enhance and complement the local character. This proposal fails to meet those requirements and, instead, threatens to undermine the character and charm of Henley-on-Thames.