

PLANNING REF : 243125
PROPERTY ADDRESS : 11 Remenham Row
: Wargrave Road, Henley-On-Thames, Oxfordshire
: RG9 2LQ
SUBMITTED BY : Mrs Barbara Silver
DATE SUBMITTED : 16/10/2025

COMMENTS:

I live at number 11 Remenham Row and I wish to strongly object to this revised planning proposal. I am very upset and disappointed that none of our previous concerns have been taken account of and only minor insignificant changes have been made to the planning application.

This is a small, peaceful, beautiful retirement complex with 12 properties, comprising of eight cottages and four apartments. At present there is a single storey building that runs parallel with the boundary wall between Remenham Row and Thamesfield. The proposal to demolish this and replace it with a three storey (not 2.5 as suggested) block of apartments will have a major impact on all of us here at Remenham Row. The sheer bulk and height of the building will block light, view and privacy for those homes directly facing Thamesfield. In some places the proposed building will be situated closer to the boundary wall by 5 metres than the existing single storey building. Retirement Villages Group (RVG) have confirmed that there is insufficient room at this point for any planting between the proposed building and the boundary wall.

The sheer mass of the proposed building will be seen from my house and will have a detrimental effect on my view. The proposal to include Juliette balconies and large picture windows directly facing numbers 1 - 5 Remenham Row, would allow occupants of the apartments to look directly into bedrooms, bathrooms and living rooms of these properties, which is totally unacceptable.

I cannot imagine how awful it would be to have such a large project built next to our boundary wall. Many of the residents here are elderly and have moved here to enjoy a peaceful, relaxing environment and enjoy the lovely grounds, not to live on a building site for many years. Access to Thamesfield is very limited along the busy Wargrave Road as residents in the houses opposite have to park their cars on the road. This would make congestion and pollution intolerable.

The proposed materials to be used being of grey metal cladding and red brick are not in keeping with current buildings on the Thamesfield site, nor with the surrounding area. To infer that by using red brick that this will blend with the homes at Remenham Row is absurd. Due to the bulk of the proposed building this will completely dominate the view from Remenham Row and I believe would have a negative effect on property values. The proposed building would be easily visible from the opposite side of the river despite what the revised plans indicate and is not in keeping with the local vernacular, and it is important to remember that this is in a Conservation Area.

I strongly believe that Wokingham Borough Council need to visit Remenham Row to understand the enormity of this application.