

PLANNING JUSTIFICATION STATEMENT

Application No: 261484

Site: 1 University Farm Cottages, Charvil Lane, Sonning, RG4 6TJ

1. Introduction

This statement has been prepared in support of a householder planning application for extensions and alterations at 1 University Farm Cottages.

The application site is located within the **Sonning Conservation Area** and designated countryside. This statement provides justification for the proposed development in terms of planning policy, site context, and design.

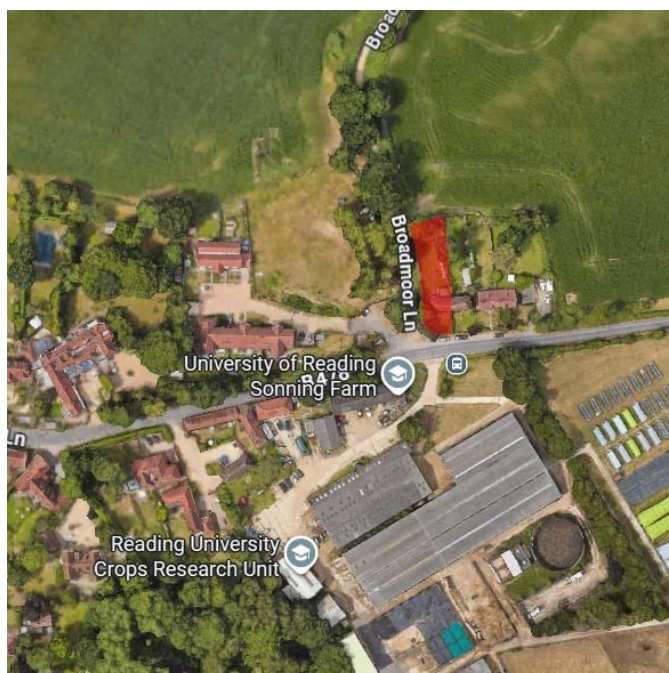
2. Site Context

The site comprises an existing residential dwelling forming part of a small group of cottages in a rural setting.

The surrounding area is characterised by:

- Low-density development
- Detached and semi-detached cottages
- A strong relationship with the surrounding countryside

The site has already been extended historically, and the proposal represents a continuation of its evolution as a residential property.



Aerial view – site in red



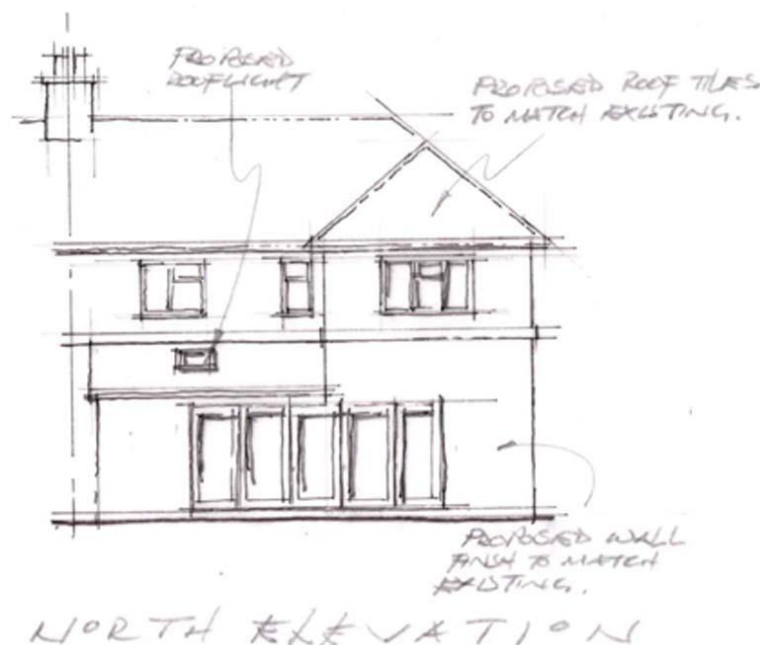
Existing frontage

3. Description of Development

The proposal comprises:

- A **part single, part two-storey rear extension**
- A **single-storey front extension with porch**
- Alterations to fenestration
- Installation of **roof-mounted solar panels**
- Associated outbuilding/pergola

The design has been carefully developed to complement the existing building and remain subordinate in form and scale.



Pre-application sketch elevation, design development illustrated the practicalities of flat roof over a pitch roof to the single storey element.

4. Volume Assessment

The proposal has been assessed in terms of built volume:

- **Original building volume:** 279 m³
- **Existing building volume:** 349.9 m³ (circa 25.4% increase)
- **Proposed building (inc. porch) volume:** 461.6 m³ (circa 32.9% increase)

This represents a total increase of **111.7 m³** over the existing building volume.

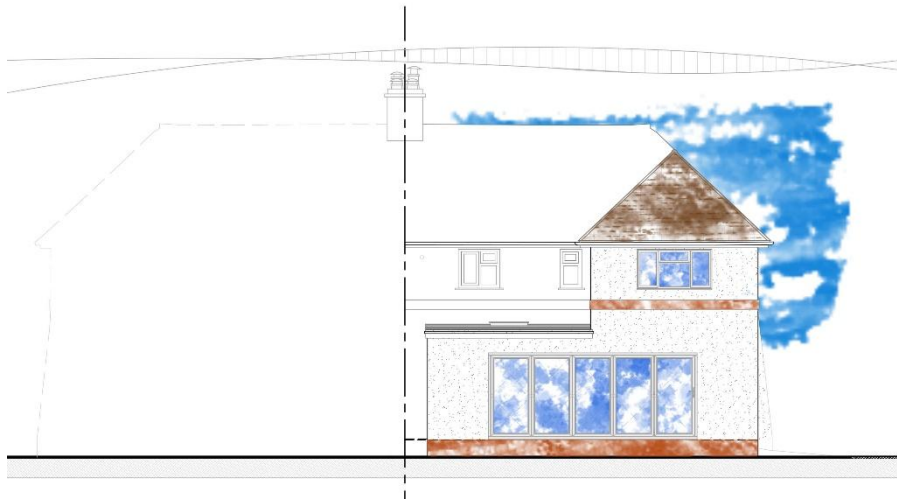
While the volume is increased, the development remains proportionate to the host dwelling and does not result in overdevelopment of the site.

5. Design and Character

The proposed extensions:

- Are **subordinate to the original dwelling**
- Follow the existing building's proportions and form
- Utilise materials that match or complement the existing property

The works are primarily located to the **rear**, thereby limiting visibility from public viewpoints and reducing impact on the wider area.



Proposed rear elevation

6. Impact on the Countryside

The site is located within designated countryside, where development must respect the rural character.

The proposal:

- Avoids excessive bulk and massing
- Retains openness around the dwelling
- Does not introduce urbanising features

As such, the proposal maintains the essential character of the countryside setting.

7. Impact on the Conservation Area

The application has been designed to ensure compliance with heritage requirements:

- The scale and design are **sympathetic to the existing building**
- The development preserves the **rural village character of Sonning**
- The proposal maintains the **overall pattern and spacing of development**

The development therefore **preserves the character and appearance of the Conservation Area.**



8. Sustainability

The proposal incorporates:

- **Solar panels** to improve energy efficiency
- Improvements to the usability and longevity of the dwelling

This supports sustainable development objectives set down by the Local Authority. The applicant is keen to ensure environmental sustainability of the property. As such, the applicant has registered with the Wokingham Borough Council endorsed scheme 'Switch Together' and would welcome any updates on the eight-week timeframe noted within the scheme.

9. Planning Policy Compliance

The proposal accords with key planning principles:

- It represents **sustainable development** by improving an existing dwelling
 - It **respects local character and context**
 - It **preserves the Conservation Area**
 - It is proportionate and appropriate in a countryside location
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10. Conclusion

The proposed development:

- Is well-designed and proportionate
- Respects the character of both the site and its surroundings
- Preserves the character and appearance of the Sonning Conservation Area
- Complies with relevant planning policies

The proposal is therefore considered acceptable and should be granted planning permission.