

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	261484
Address:	1 University Farm Cottages, Charvil Lane, Sonning, RG4 6TJ.		
Proposal:	Householder application for proposed erection of a part single, part two storey extension with roof solar panels, a single storey front extension with porch along with changes to fenestration plus a pergola at rear following demolition of existing rear extension.		
Heritage Asset:	Sonning Conservation Area Conservation Areas are classed as designated heritage assets under the NPPF and in the Council's Local Plan policies		
Site Visit Made:	No		

Summary Of Recommendations

Whilst from a heritage stance overall **no objection** raised albeit the preference would be to avoid having SV panels installed on the street front roof slope due to of their visual impact on the appearance and character of the conservation area, as seen from the public realm.

Comments On Proposal

No. 1 University Farm Cottages forms one half of a mirrored pair of semi-detached houses, built in the first third of the 20th century. This pair of early 20th century semi-detached dwellings are situated within the eastern extent of Sonning Conservation Area, the easterly boundary of which appears to have been purposely drawn to include mirrored pair of late Victoria dwellings (Nos.3 -4 University Farm Cottages) of architectural interest, which lay directly east of Nos. 1 and 2 University Farm Cottages.

Nos. 1 and 2 University Farm Cottages are themselves of no great age and of only limited architectural interest, namely in their present mirrored symmetrical appearance. As such, this 20th century semi-detached pair of dwellings have a largely neutral contribution to the character and appearance of the conservation area.

In terms of the intended rear two-extension, which would have a side elevation to it on the same build-line as that of the property's end elevation, is expected to only have limited glimpsed views from Charvil Lane looking down the side of the property and as such is considered to have a neutral impact to the appearance of the conservation area.

The addition of mono-pitched roofed single storey extension, across two-thirds of the frontage elevation clearly changes and disrupts the current mirrored architectural semi-detached form of Nos.1 and 2 University Farm Cottages as seen from the public realm. The change to the appearance of the property is however considered, given the limited contribution made by Nos.1 and 2 University Farm Cottages to the conservation area, is considered to have a predominately neutral visual impact with respect to the conservation area, as perceived from the public realm.

As for the intention to install solar voltaic (SV) panels on the roof slope introduces a somewhat incongruous modern element in the context of the surrounding traditional buildings within the conservation area, as the panels would be on the highly visible being on the front/roadside roof slope. Whilst it is considered the visual harm perhaps not sufficient to be reason to object to the proposed works of this application, from the stance of the appearance of the conservation area here the preference would be no panels on the front roof slope.

In summary, from a heritage stance, whilst overall no objection raised with respect to the intended front and rear extensions due to their visual impact with respect to the conservation area the preference would be to avoid having SV panels installed on the street front roof slope due to of their visual impact on the appearance and character of the conservation area, as seen from the public realm.

Conditions

N/A

Date:	23/07/26	Signed:	Keith Frost Built Heritage Officer
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