

SYCAMORE VIEW, THE GREEN, CHEARSLEY

Rev: B

DESIGN, ACCESS AND HERITAGE STATEMENT

The subject of this Planning application are some proposed works to Sycamore View, The Green, Chearsley.



Current front aspect of Sycamore View

The works proposed comprise:

- Change of use of 1 no. room at ground floor from use class E (previously A1) shop use to C3 residential use
- Removal of the existing shop front door and the associated area of flat roof over it
- Replacing the remaining flat roof over the front bay window with a pitched roof
- Removing the existing flat roof front dormer and replacing it with 2 smaller pitched roof dormers.
- Removal of the existing chimney, and replacing the stack above roof level with a dummy chimney to match

The property is not Listed, but is located within the Chearsley Conservation Area.

Sycamore View is currently predominantly a residential dwelling, with one room at ground floor that has commercial use but has been vacant for over a year.

Some of the existing building has historically served at various points in time as the village Post Office, a shop and a tea room:

- The property was erected in 1956/7, specifically as a Post Office and shop to replace the previous Post Office next door that was converted into a dwelling, now known as 'The Old Post Office'.
- Sycamore View is understood to have been built as a mixed-use property.
- The Post Office at Sycamore View ceased functioning on 31/07/2000.
- At the time the Post Office closed, we understand the shop also closed, and remained shut until 2007 when the Applicant purchased the property and re-opened the shop.
- At the time the Applicant reopened the shop, in league with the Parish Council, she approached Royal Mail with a view to reinstating a Post Office, however this was declined by Royal Mail.
- In 2008, Planning Consent was granted for the room adjacent to the shop to be used as a Tea Room. Whilst the Tea Room was initially a success, it didn't prove viable in the long run and ceased functioning on 14/01/2011. Planning consent was subsequently granted for the room used as a Tea Room to revert back to residential use.
- The Applicant continued to run the shop until 2011.
- In 2011, the Applicant sublet the shop to Jeyan (current postmaster and proprietor of the Cuddington shop).
- In 2022, Jeyan announced that he would not be renewing the lease citing a reduction in turnover and revenue post Covid.

This planning application seeks to convert the redundant shop into residential use, incorporating it into the current residential ground floor plan, making Sycamore View wholly a dwelling.

The external amendments associated with this change of use are the removal of the shop door and removal of the flat roof over it, and replacing the remaining flat roof (over the adjacent bay window) with a pitched roof.

Sycamore View is a bungalow with accommodation in the roof space. At the rear of the property, most of the rear roof slope is taken up with a large flat roof dormer. At the front of the house is a smaller, but unattractive, flat roof dormer. The rear dormer isn't very visible from the public realm, but the front dormer is very obvious, and does not form an aesthetically pleasing feature within the Conservation Area. The Applicants wish to improve the aesthetics of the front elevation, but without losing too much of the useable floor space/volume that the existing dormer provides. It is proposed to replace the flat roof dormer with two smaller pitched roof dormers, sized only as large as is needed to provide natural light to the rooms they serve.



Existing Front Elevation (top) and Proposed Front Elevation (bottom)

The proposed pitched roof dormers and pitched roof to the bay window will create a much more aesthetically pleasing front elevation to Sycamore View, and will create a positive contribution to the Conservation Area in which the property sits.

Access to the site and building will remain as existing.