

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
Shorne Village Hall
The Street
Shorne
Nr Gravesend
Kent DA12 3EA

E-mail: clerk@shorneparishcouncil.org



9th April 2025

Application ref 20250225

Furzy Lea Bowesden Lane Shorne Gravesend Kent DA12 3LA

Retention of engineering and landscaping works with modifications and retention of gymnasium and summer house buildings with modifications.

The Parish Council has to **OBJECT STRONGLY** to this regrettably retrospective application, the applicant having demonstrably disrespected the planning application process. The site is located in the Green Belt and immediately adjacent to the National Landscape Area, so the constructions impact very adversely on both, in an area where openness should be preserved and new dwellings would not normally be permitted. The applicant has destroyed the natural form of the site and constructed two large buildings of unknown purpose, one having had a separate driveway created. The constructions cause material harm to the Green Belt and no “very special circumstances” have been put forward. The site is not “previously developed land”.

We note that there were pre-application discussions with GBC, to which the Parish Council was not party, so except for what is stated in the Planning Statement, we do not know what was actually discussed or possibly agreed/not.

Previous applications in 2022 and 2023:

The applicant has previously submitted several planning applications on this property in 2022 and 2023 (Refs 20220995, 20221191, 20230240 and 20230954), so is well aware of the planning application process.

Application ref 20230240, which was permitted, was for the gym building, but this was L-shaped and smaller than what has been built.

Actions and applications in 2024:

Despite the above, the applicant proceeded to undertake engineering and other works greatly exceeding what had been permitted, continuing this work after being visited by Planning Enforcement.

The Parish Council also **OBJECTED STRONGLY** to the two subsequent retrospective applications refs 20240558 and 20240589, as reproduced in Appendixes A and B. These two applications needed to be considered together in order to understand the full picture. Both were refused permission.

The present application 20250225:

- Gym building: This is now oblong and not built according to the previously approved plans, which were L-shaped. The applicants state that it is smaller than the previously approved design but that is not the case, it is both larger in overall dimensions (now oblong 9.5m by 6.5m, previously L-shaped max 9.0m by 5.85m), and, by virtue of the change of shape, has a much larger floor area being nearly 25% larger.
- “Summer house”: A very large additional building has been constructed at the bottom/southern end of the site. Despite its size, the applicants describe this as a “summer house”, however these are defined as “a small building in a garden, used for sitting in during fine weather”, and are said to typically be of wooden, shed type construction. This is clearly not the case here. The building is of excessive size and nature for the purpose suggested. Only very minor cosmetic change is proposed compared to the previous plans. The previously separate tool store is now fused with the rest of the building.
- Other built forms: An extended patio area is shown to the north of the “Summer house” building. This is labelled as a “utility area” and the use and need should be clarified. Two new structures are shown in outline at the southern border of the site. These were also not on previous plans and are labelled as “raised vegetable beds”. It is a pity to place the vegetable area so far distant and downhill from where the intended older-age user will be sleeping, in the main house. There is also a “concrete pad for a shed” shown, which is yet another built form and which seems to contradict proposed use of the “summer house” for storing tools. These built forms/structures all need clarification, however they demonstrate that the applicant has further extended the built forms on the site, and further reduced openness, regardless of not having planning permission.
- Internal layouts and defined uses are lacking: The current plans do not contain any detail of the internal layouts or purposes of the buildings, although this was present in the previous applications in 2024. There is concern that this deliberate omission could be aimed at disguising their intended use.
- Services information lacking: The services being provided to the buildings, other than electricity, require detailed clarification as they would suggest possible intended uses of the structures.
- Engineering works: Very considerable, large scale and inappropriately extensive engineering works have been undertaken throughout the site.
- Additional driveway: This is not shown on the present plans. It should not be in regular use and no vehicles should be parked in the southern part of the site.

- Lighting Plan lacking: There has not been an exterior lighting plan submitted, which needs to be rectified. The “summer house” in particular introduces light pollution into an area where there was none previously.
- Residential (sleeping) occupation not permitted, not separate dwelling: The proposed usages of the buildings would need to be defined in Conditions should officers be somehow minded to grant permission. This would clarify that residential occupation is not permitted and that the buildings cannot be used as separate dwellings.
- Permitted Development rights withdrawal: We would also request that permitted development rights should be withdrawn so that, should the applicants propose another/replacement/extended/modified structures, this will be done with a planning application with confirmed designs being sought in advance.

Summary:

The Parish Council **OBJECTS STRONGLY** to this present application 20250225 as detailed above and considers that it should be refused permission and the applicant required to demolish the buildings, particularly the “summer house” (as one multi-purpose outbuilding is enough), and to restore the land to its previous state and contours.

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13th August 2024

Application ref 20240558

Furzy Lea Bowesden Lane Shorne Gravesend Kent DA12 3LA

Application for a Proposed Lawful Development Certificate in respect of the construction of a timber building with consists of a summer house and shed, pitched roof with table top roof and an open canopy to the front.

The Parish Council **OBJECTS STRONGLY** to this retrospective application. We do not consider that the application is valid as Lawful Development but that a full Planning Application is instead required.

The application and design have a number of deficiencies/faults:

- The title refers to a “timber building” and the planning statement refers to “a timber frame with cement board cladding”, however the walls appear to be all of solid brick and it is a permanent structure.



- Although called a “summer house” (but elsewhere a “summer room/home office”) the building has a large fireplace and chimney, with a kitchen and large “WC” area indicated (large enough for a full bathroom) so is capable of being used as a separate dwelling.
- The recently created separate driveway access raises concerns about the intentions for this building, as well as being engineering works requiring full planning permission.
- The “table-top” roof is an alien design that is out of character with other buildings in the area, and appears to be an afterthought change to reduce the total roof height.
- The open canopy should be subsidiary in height to the main roof and cannot be enclosed.
- Although part of the building is proposed as a shed, and the applicant claims this is because “the existing shed has been removed”, there is another shed anyway available as seen in the photograph.



- The shed area should also have a subsidiary and separated roof if an attached building, and be without any communicating opening. No combustible materials should be stored in the shed.
- Although the eaves height is claimed as 2.5m, the land level, particularly on the south-eastern side, has been artificially raised. This is shown in Application ref 20240559 but not in this one. Other enabling engineering work is also noted, such as a possible additional retaining wall to the left of the outbuilding, and which is not included in Application ref 20240559. The building sits on a platform which is larger than the building and includes steps. As enabling engineering works have been required, the proposal will not be lawful development and a full planning application is needed.
- The chimney is only 4m high, we believe 4.5m is required for flue safety.
- The drainage and sewerage arrangements are not discussed.
- Exterior lighting is not discussed.
- From measuring using the scale on the submitted plans, some parts of the building appear to be within 2m of the boundary fences.

The Parish Council considers that a full planning application is required, due to the nature and location of the building and the engineering works that are involved, and so that a variety of Conditions could be attached including controlling the use. Otherwise, the statements made by the applicant in their Planning Statement regarding limitations to proposed use will form an integral part of any permission.

We must also raise concerns about the overall amount of development that is taking place on the site, and the urbanisation of a Green Belt property which is adjacent to a National Landscape Area.

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13th August 2024

Application ref 20240559

Furzy Lea Bowesden Lane Shorne Gravesend Kent DA12 3LA

Engineering / landscaping works to enable terracing of the land including the building of concrete retaining walls dressed in face brickwork.

The Parish Council **OBJECTS STRONGLY** to this retrospective application.

We note that this application does not include some similar engineering work indicated on the elevation (but not the block) plans for application ref 20240558. The newly created (not pre-existing despite as shown) additional driveway is not mentioned. The block plans show the gym as oblong when it was approved as L-shaped, this needs checking.

The Application site is a gently and naturally sloped Green Belt site adjacent to the National Landscape Area. Previous occupants used the garden in its natural topography.

The applicant is familiar with planning application regulations and processes as well as having been aware of the nature of the site on purchasing and from subsequent planning applications. Regardless, engineering work was not indicated or included in application ref 20230240 for the gym building, otherwise it would not have been permitted development. As it was not included, it must be assumed that it was not needed. Once identified as desirable/needed (the reasons cited being immaterial) then permission 20230240 became invalid and a full planning application should have been submitted, this should now be done retrospectively.

The Parish Council is concerned about the overall amount of development that is taking place on the site, which is out of character with the local area and creating urbanisation of a Green Belt property which is adjacent to a National Landscape Area.

As this application is a standard planning application we request that, if to be permitted, Conditions are attached removing permitted development rights for the whole site, in order to preserve what remains of the of the site, in the interests of the amenity of neighbouring properties and land.