

Shorne Parish Council

————— Borough of Gravesham —————

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



E-mail: clerk@shorneparishcouncil.org

28th September 2022

Application ref 20220913

Lark Rise Pondfield Lane Shorne Gravesend Kent DA12 3LD

Application for a Lawful Development Certificate in respect of the proposed stationing of a mobile home in the garden of the property, for use for hobbies and an integral part of the overall use of the house.

The Parish Council **OBJECTS STRONGLY** to this application and considers that full Planning permission is required.

The existing property is a now a large house due to previous extensions (original floor area approximately 60sqm), in a large curtilage. It is located in the Green Belt and the Area of Outstanding Natural Beauty. No “very special circumstances” have been put forward to justify this application for a large new structure that will be visually intrusive, negatively affect openness and potentially have landscape impact, as well as causing loss of mature trees.

The proposal is for a very substantial building which is 18m by 7m, so with a floor area 126sqm, which greatly exceeds the size of standard mobile buildings that can be delivered as one unit. While prefabricated panels/subunits might be used in its construction, it appears to be a fixed structure which cannot, due to its size, be moved as single entity. It needs foundations for installation and includes a full bathroom which will need water supply and sewerage, as well as power supplied.

The actual proposed site has not been specified, this needs to be defined and, as ancillary accommodation, should be as close to the house as possible rather than widely separated as indicated.

The building has the appearance of ancillary residential accommodation or a separate dwelling rather than being solely for “hobbies”.

A full planning application is needed so that Conditions can be attached preventing use as residential accommodation and as a separate dwelling, alternatively strong narrative comments are needed. If the structure is regarded as temporary then any permission could also possibly be made personal to the applicant.