

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



13th September 2023

Application ref 20230774

Chestnut Green Cottage Racefield Close Shorne Gravesend Kent DA12 3EL

Retention of detached outbuilding, log store and insertion of rooflight

The Parish Council has to overall **OBJECT** to this application, which regrettably is retrospective.

The Applicant is aware that the plot is located in the Chestnut Green Conservation Area and that Conditions (Clauses 3 and 4) had been attached to planning permission Ref 20140809 such that any subsequent modifications required prior approval and that permitted development rights had been withdrawn.

We do not accept the attempted justifications cited in the Applicant's Planning Statement as being valid or reasons to allow the Applicant to disregard the planning rules and Conditions that were set in place to protect other residents and the local environment.

No attempt was made to discuss the proposals with the Parish Council or apparently to seek advice from Gravesham Borough Council.

The application has several sections:

1 Insertion of rooflight:

We have no objection to this modification.

2. Change to log store location:

We have no objection to this modification.

3. Construction of a mansard flat roofed outbuilding:

The Parish Council **OBJECTS** to this aspect of the application. The outbuilding is asymmetrical in footprint, built right up to the site boundary, has a 3-sided mansard style roof and one wall features a roller shutter. The roof tiles used do not match neighbouring buildings.

The building is an alien architectural feature which has negative impact on other nearby properties, and the Street Scene in a Conservation Area. Although there is some hedge screening, this could be removed by a future owner. The net result is cramped development and we disagree that it is “appealing”. It is a matter of concern that if permitted it could set a precedent in the area.

If we had been asked in advance, as is proper procedure, then we would have recommended a tiled, pitched roof design matching the main house and other heritage structures in the Conservation Area. Alternatively, a formal extension to the main house would have been sympathetically considered.

In the circumstances we request that this Application should be refused, and Enforcement action should be taken.

However, should GBC Officers instead be minded to grant permission we request that the Application should be called in to the Regulatory Board for discussion and decision and/or that Conditions should be attached such that: the outbuilding is only an annexe to the main house, cannot be joined to the main house or have the passageway roofed over, cannot be used as a garage or living accommodation or as a separate dwelling or to operate a business, and that tall screening plantings must be maintained.