

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
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Kent DA12 3EA

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24th July 2023

Application ref 20230665

The Red House Bowesden Lane Shorne Gravesend Kent DA12 3LA

Erection of a granny annexe to provide accommodation ancillary to the existing dwelling.

The Parish Council has to **OBJECT** to this application, for the reasons/comments given below:

- The property is located in the Green Belt and Area of Outstanding Natural Beauty where new buildings would not normally be permitted due to adverse impact on openness and landscape.
- The application terms the proposed building as a “Granny Annexe” but otherwise there is no supporting information provided that would justify setting aside protective policies.
- The proposed building is large, dimensions are not marked on the plans but appear to be 7m wide by nearly 13m long. There is additionally a small patio.
- The building has a full bathroom and spare space that could easily be used as or adapted to provide a kitchen area. As such it is capable of being used as separate living accommodation, which would not normally be permitted.
- Being located behind the garage, with a combination of the fall in land levels and the screening trees it should not be visible from the roadway.
- If however to be permitted, conditions should be attached that the building is only an annexe ancillary to the main property, and cannot be used as self-contained living accommodation or as a separate dwelling, or for operating a business.