

Shorne Parish Council

————— Borough of Gravesham —————

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

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24th July 2023

Application ref 20230684

Bucklebury Pear Tree Lane Shorne Gravesend Kent DA12 3JS

Erection of a detached garage.

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

- The proposed garage is in front of the house and building line. Other new front located garage applications in the immediate area have been refused so any permission would set a precedent.
- The proposed garage has bays that are only 2.8m wide, which is likely to be insufficient.
- The property had a garage previously but it was converted to residential accommodation by a previous owner.
- The application does not state what is to happen to the existing large carport area attached to the front of the house, whether that is being retained or demolished.
- Further significant extension of the paving on the site (already installed) regrettably gives an incongruous urban appearance. This area is described on the plans as "Courtyard Area" but courtyards are enclosed by built forms (walls/other buildings).
- An L-shaped wall (seen on previous plans) and 3 small squares are noted on the plans at the rear of the house.
- If to be permitted, Conditions should be attached preventing use other than as a domestic garage, preventing future residential conversion and requiring permanent visual screening to Pear Tree Lane.