

Shorne Parish Council

————— Borough of Gravesham —————

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13th February 2023

Application ref 20230069

Lark Rise Pondfield Lane Shorne Gravesend Kent DA12 3LD

Application for a Lawful Development Certificate in respect of the proposed stationing a 19.0m x 6.7m caravan, to be used for residential purposes as ancillary accommodation to the existing dwellinghouse. Laying a hard surface 21.0m x 8.7m

This proposal is a re-application of previously refused application ref 20220913 but now clearly residential, and would result in the creation of a new, fully independent residential dwelling in the Green Belt. We do not consider this form of application to be correct in the circumstances.

Noted that the block plan does not match the aerial view of the property.

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

The existing property is 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.

The proposal is to install a very substantial prefabricated building which is 19m by 6.7m, 127.5sqm (the previous refused application was for an almost identical building of 18m by 6.7m, 121sqm). This is much larger than a typical static caravan and is a “twin-unit” prefabricated building needing to be delivered in multiple pieces and assembled on site, so is not a single, moveable unit.

No current “very special circumstances” have been put forward to justify this application at this time. As an independently functioning one-bedroom, residential structure it cannot be regarded as ancillary accommodation or an annexe.

The proposed site is about 35m from the existing house, where mature trees would need to be felled to effect installation.

If additional residential or true ancillary accommodation is needed then this should be located as close to the house as possible or could be better provided by a standard extension. There is reference to “frequent coming and going between the caravan and the house” at point 3.05 in the supplementary information. No new paths or other landscaping is shown in the plans.

The Parish Council considers that a full planning application is needed, also so that Conditions can be attached stating that the building is ancillary accommodation and preventing use as a separate dwelling, alternatively strong narrative comments are needed. If the structure is regarded as temporary then any permission could be made time limited and/or personal to the applicant.

Gravesham Borough Council