

Shorne Parish Council

————— Borough of Gravesham —————

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

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27th November 2024

Application ref 20240992

Works to existing outbuilding and change of use to a residential annex.

Wyebank Bowesden Lane Shorne Gravesend Kent DA12 3LA

The Parish Council has to **OBJECT** to this application for the following reasons:

- The proposal refers to an annex, however the proposal is actually for self-contained residential accommodation thus creating a new dwelling in the Green Belt, which would not normally be permitted. As well as Green Belt, the property lies within the North Kent Downs National Landscape Area (formerly AONB).
- Some justification is provided but this may not sufficiently meet the criteria of “very special circumstances” to justify overriding protective regulations rather than for example extending the existing dwelling.
- The building in question is not presently of a form of structure that would normally be regarded as suitable for residential conversion, considerable work will be required.
- Similar applications elsewhere in the Parish have been refused, for example Ref 20220130 and its previous applications.
- We consider that a full planning application is needed for a proposal of this nature.

Should GBC be minded to permit the application then strong conditions or narrative should be attached preventing extension, separate residential use at any time in the future or being used to operate a business/for other commercial activity. Any permission could be only temporary.