

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 August 2024

Application ref 20240558

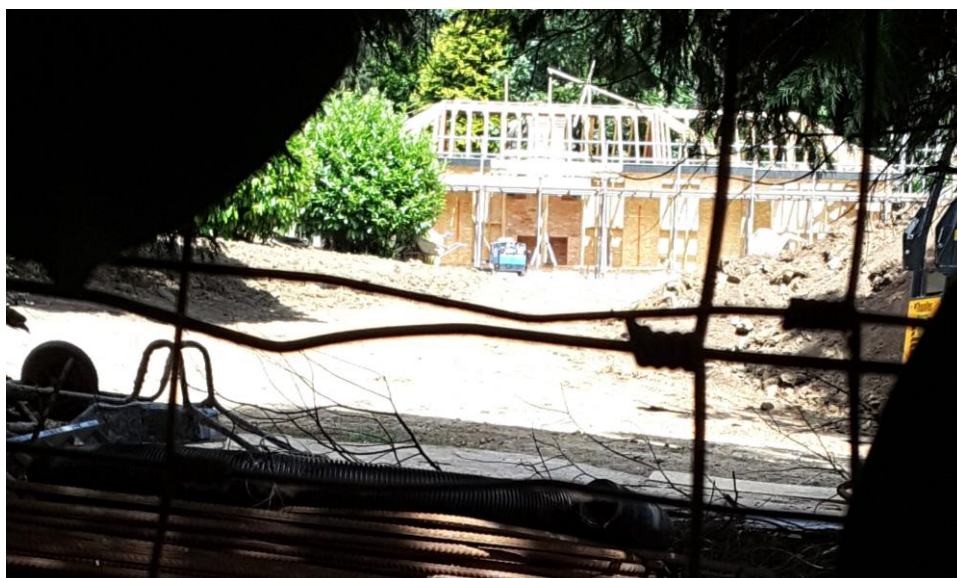
Furzy Lea Bowesden Lane Shorne Gravesend Kent DA12 3LA

Application for a Proposed Lawful Development Certificate in respect of the construction of a timber building with consists of a summer house and shed, pitched roof with table top roof and an open canopy to the front.

The Parish Council **OBJECTS STRONGLY** to this retrospective application. We do not consider that the application is valid as Lawful Development but that a full Planning Application is instead required.

The application and design have a number of deficiencies/faults:

- The title refers to a “timber building” and the planning statement refers to “a timber frame with cement board cladding”, however the walls appear to be all of solid brick and it is a permanent structure.



- Although called a “summer house” (but elsewhere a “summer room/home office”) the building has a large fireplace and chimney, with a kitchen and large “WC” area indicated (large enough for a full bathroom) so is capable of being used as a separate dwelling.
- The recently created separate driveway access raises concerns about the intentions for this building, as well as being engineering works requiring full planning permission.
- The “table-top” roof is an alien design that is out of character with other buildings in the area, and appears to be an afterthought change to reduce the total roof height.
- The open canopy should be subsidiary in height to the main roof and cannot be enclosed.
- Although part of the building is proposed as a shed, and the applicant claims this is because “the existing shed has been removed”, there is another shed anyway available as seen in the photograph.



- The shed area should also have a subsidiary and separated roof if an attached building, and be without any communicating opening. No combustible materials should be stored in the shed.
- Although the eaves height is claimed as 2.5m, the land level, particularly on the south-eastern side, has been artificially raised. This is shown in Application ref 20240559 but not in this one. Other enabling engineering work is also noted, such as a possible additional retaining wall to the left of the outbuilding, and which is not included in Application ref 20240559. The building sits on a platform which is larger than the building and includes steps. As enabling engineering works have been required, the proposal will not be lawful development and a full planning application is needed.
- The chimney is only 4m high, we believe 4.5m is required for flue safety.
- The drainage and sewerage arrangements are not discussed.
- Exterior lighting is not discussed.
- From measuring using the scale on the submitted plans, some parts of the building appear to be within 2m of the boundary fences.

The Parish Council considers that a full planning application is required, due to the nature and location of the building and the engineering works that are involved, and so that a variety of Conditions could be attached including controlling the use. Otherwise, the statements made by the applicant in their Planning Statement regarding limitations to proposed use will form an integral part of any permission.

We must also raise concerns about the overall amount of development that is taking place on the site, and the urbanisation of a Green Belt property which is adjacent to a National Landscape Area.