

Shorne Parish Council

————— Borough of Gravesham —————

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4th October 2023

Application ref 20230943

Starwood Pear Tree Lane Shorne Gravesend Kent DA12 3JU

Application for removal of condition 2 attached to planning permission reference number 20050912 for the erection of a detached garage, to allow the store in the roof space above the garage to be used as a hobby room and construction of a dormer extension in both side roof slopes of garage to provide enlarged roof space for the hobby room/store to allow use of detached garage as an annexe in connection with main dwelling house.

Regrettably, this appears to be another retrospective application at this property.

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

1. Previous planning application decisions:

The Applicant cites two previous Planning permission decisions as relevant:

- Ref 19750472 states:

(iii) the building shown on the submitted drawings as "motor house" shall not be used otherwise than for the accommodation of private motor vehicles, for the personal enjoyment of the applicant, and shall not at any time be used in connection with any trade or business or for living accommodation without the prior permission of the District Planning Authority.

- Ref 20050912 states:

2 The building hereby permitted shall be used as a hobby room/store for the residential occupants of Starwood House, the building shall not, at any time, contain any living accommodation and no trade or business shall be carried on therefrom

The above demonstrate that the Applicant has been informed twice that the garage building cannot be used as living accommodation yet despite that the building has been converted to residential living accommodation use.

2. Lack of “very special circumstances”:

The Applicant has not cited any “very special circumstances” as to why this accommodation is needed, and as a separate annexe rather than for example extending the main house.

The garage building is in front of the building line where residential accommodation/annexes would not normally have been permitted.

The structure has been modified, without planning permission, and is capable of being used/easily converted to be used as a separate dwelling, which would create a new dwelling in the Green Belt where none would usually be permitted.

Permission would set an undesirable precedent in the area.

The Parish Council can see no reason why the building should be altered or the Condition varied.

The Parish Council **OBJECTS** to this application and hereby requests that it should be **refused**. Furthermore, Enforcement action should be considered due to the knowing infringement of two separate planning permission Conditions.

However, if GBC are minded to instead give permission:

- We suggest that any permission could be time limited and/or made personal to the Applicant.
- We would also request that strong Conditions are attached preventing the building being used as or converted to a separate dwelling.