

Shorne Parish Council

————— Borough of Gravesham —————

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8th November 2022.

20221114

PROPOSED DEVELOPMENT Alterations to existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above

Shorne Mead , Pear Tree Lane, Shorne, Gravesend Kent DA12 3JT

This application is a resubmission of application 20181314 which has expired. The Parish Council objected to that application (as we had previously to the similar 20170496) but the application was permitted by GBC.

The Parish Council wishes to **OBJECT** to this application.

Normally, a reapplication would not be opposed however for this property there has been considerable development of the site in recent years, which alters the context of this present application.

The application title refers to alterations however the previous application referred to demolition, this is supported by the unchanged planning Statement and identical plans, and needs to be clarified.

The proposals include a garden room however three large garden structures have recently been built and were given retrospective planning permission. We question whether there can be justification for that aspect of the present proposal.

The proposal still has the appearance, functions and easily achieved potential of being a self-contained, detached house.

This latest application does not put forward reasons to set aside policies designed to protect the Green Belt and the local environment. The application does not discuss what alternatives to the proposal have been considered or why a substantial detached building is the best way to provide the desired functions.

We note that permission has also been given for an 8m deep extension at the rear of the main house. The site is now suffering from overdevelopment.

The proposed Juliette balcony and large windows on the north-east elevation could give rise to loss of amenity and overlooking of the neighbouring property (Little Priory).

Under previous approved planning applications, the use of the building was conditioned to only be a garage and gym/games room ancillary to the main house. If this application is to be permitted, then we request that the building permission should be strongly conditioned that residential use is restricted to its being ancillary to the main house of Shorne Mead, and that it cannot be used for overnight accommodation or as a separate dwelling.