

Dickens' Country Protection Society



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Gravesham Borough Council
Planning Department
Civic Centre
Windmill Street
Gravesend
DA12 1AU

15th January 2025

Dear Sirs,

Re 'Shorne Mead', Pear Tree Lane, Shorne, Gravesend, DA12 3JT
Demolition of existing dwelling, garage and outbuilding. Erection
of a self-build two-storey dwelling with submerged basement for
parking and entertainment facilities. Ref: GR/2024/1166

The Society notes the site is in an area within which Green Belt Policies apply. The proposal is viewed as a replacement dwelling in the Green Belt and the reference to self-build is irrelevant. Most rebuilds in the Green Belt are for a specific client.

The Society is concerned that even when the basement is excluded, the proposed dwelling is significantly larger than the existing. The one-third rule should apply.

The landscaping issue has not been resolved, and more detail is needed. The Society would like to see a landscaping scheme with significant tree planting to mask the building. If consent is granted the south east facing basement should be masked by an embankment, not a hedge.

Yours faithfully

Mrs P A Lippiatt
Hon. Secretary