

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
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30th May 2023

Application ref 20230471

9 Warren View Shorne Gravesend Kent DA12 3EJ

Formalisation of change of use of land to residential use (retrospective). Increased depth of patio and adjustments to the levels of the patio and adjoining area. New windows and doors to the flank elevations. Windows, doors, soffits, fascias and gutters to be replaced in black. Utility room roof to be replaced with EPDM and a rooflight. Pier between the existing garage doors to be removed.

(Application Ref 20230478 for a 6m deep single storey rear extension is also noted)

The Parish Council has no objection in principle to these proposals (save for concerns about the change of use), subject to there not being any significant valid objection from neighbours but has the following comments:

- All black windows, doors, soffits, fascias and gutters: The property is visible and dominant in the local landscape. The Parish Council regrets this proposal to change the appearance of the house away from the traditional Billings design but unfortunately notes that black windows were installed and retrospectively permitted at the neighbouring house.
- The new ground floor bathroom window in the western flank wall: This should have permanently obscured glazing with the window top hung and only openable above 1.7m.
- Change of use of adjacent land:
 - The piece of land is about twice the area of the original plot of land. The tongue of land shown projecting northwards we believe may not belong to the applicant.
 - Aerial views show this eastern piece of land as being fenced off from adjacent open agricultural land after 1960 and before 1990. It has tended hedging around the perimeter and agricultural land on three sides.

- Since fencing, the southern half has been left rough with trees allowed to grow or deliberately planted, it would be preferable for this habitat area to be left intact. The northern half only has been tended, to varying degrees.
 - The piece of land appears to be ancillary amenity land rather than residential.
 - Any change of classification should not give rise to permitted development rights, or these should be withdrawn, to preserve the openness and visual amenity of the area.
- Lower Thames Crossing proposals: We note that all the adjacent farmland is within the LTC red line boundary.