

Shorne Parish Council

————— Borough of Gravesham —————

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22nd November 2021

Application ref: 20211361

Courtlands Gravesend Road Shorne Gravesend Kent DA12 3JR

Demolition of existing house and outbuildings and erection a of a new two storey Georgian style 3-bed dwelling with associated landscaping. | Courtlands Gravesend Road Shorne Gravesend Kent DA12 3JR

The applicant has previously submitted several applications for this site, the most recent being Ref 20210368 for a swimming pool and three large outbuildings in connection with, and extensions to, the existing house. That Lawful Development application was approved by GBC, however to date, the outbuildings and swimming pool have not been constructed.

This present application seeks to retain the permission for the swimming pool and three large outbuildings but to demolish and rebuild the existing house with larger dimensions.

NB: The application refers to a 3-bedroom dwelling (two-storey) but the Planning and Design Statement describes a 4-bedroom dwelling (three storey) - this requires clarification with the applicant.

Plans for the second/loft level have not been provided and this deficiency must be rectified.

We also note that the “stable” (“stables” in point 3.2 of the Planning and Design statement) is described as an “existing gym room” on the Size Comparison Plan - it appears to have been converted to residential use without planning permission, and we question whether it can contribute to the Size Comparison considerations.

There are a number of elements to this application:

1) Demolition and rebuilding of the existing house with larger dimensions:

The Parish Council has no objection in principle to this element of the application as the site is large, the built forms are set well back, there will be relatively low impact on the streetscene, and immediate neighbours will not be detrimentally affected.

We note however that the house was previously/has already been extended by more than 100% compared with its original footprint.

The proposal reduces openness in the Green Belt by virtue of the increased width and mass of the building, which has a less blending design and will be visible in the landscape from higher ground.

2) Discrepancies between submitted plans and the Planning and Design Statement:

- Point 5.38 refers to the “Boot Room” on the plans actually being a boot room/cycle store but in point 5.54 states that cycle storage “....could be provided within the garage due to the size proposed” – the actual intention requires clarification.
- Point 5.38 refers to “stairs to the loft providing further storage or addition dressing room facilities” and Point 5.39 states that “the landing to the loft is provided with an oriel window to the projecting gable to provide natural daylight” however the plans do not show the staircase or any layout for the second/loft level. Clarification of the window type is also required as it appears on the plans to be just a circular window.
- Point 5.42 refers to the proposed house as “4-bedroom” (as does point 5.49), “the fourth bedroom provided in the loft space” and that “all of the bedrooms are en-suite”.

Clarification and detailed plans are needed regarding the intentions for the second floor/loft level.

We note that no windows or other ventilation, fire protection and fire-escape arrangements are shown for the second/loft level.

3) Other comments on the proposed design:

- Lack of symmetry – The Planning and Design statement refers on page 20, point 5.37 to the layout as being symmetrical however this is not the case and might be reconsidered - with a subsidiary side extension on the east side but not on the west the design looks unbalanced.
- Proposed outbuildings - The need for outbuildings was predicated on there not being sufficient accommodation in the main house however there is presently an opportunity to remedy this and reduce the sprawl of built forms on the site. We note e.g. that there is now provision of an office in the main house and a desk area is shown in the second bedroom.
- The plans do not include e.g. a basement level, or as presently submitted, any use of the loft level. The Parish Council considers that use of the site could be considerably more compact than presently proposed and would like to see the overall number of built structures reviewed and consequently reduced in size and number.
- The area of hardstanding is being extended, this must be permeable.

4) Previous Approval for Outbuildings and swimming pool

The application assumes that the outbuildings that were previously permitted in relation to the existing house are still permitted with its replacement and a completely new planning application however we would question whether this is automatically the case. As confirmed by the applicant, the outbuildings have not been built or even commenced at this date, so consideration should be given as to whether this present application, if permitted, supersedes all those prior.

5) Suggested Conditions (assuming all plans are correct as presently submitted):

- The loft level does not have any permanent access and can only be used for storage.
- Any residential use of the loft level or changes to the roof design and fenestration would require planning permission.
- The outbuildings are only annexes to the main house and cannot be used residentially or as separate dwellings. Excepting with additional planning permission they cannot be joined together or otherwise altered, cannot be subject to any change of use or used for any commercial purpose, cannot be repositioned or extended, and the pool cannot be enclosed.
- All hardstanding must be permeable.
- If permitted, this application supersedes all previous applications including for Lawful Development.