

Shorne Parish Council

————— Borough of Gravesham —————

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28th November 2022

Application ref 20221133

Demolition of existing dwelling and erection of a 3-bed detached replacement dwelling.

Courtlands , Gravesend Road, Shorne, Gravesend Kent DA12 3JR

This application is the second submission for a replacement house, the previous application Ref 20211361 having been refused by GBC and then dismissed at Appeal.

The property has been subject to a considerable number of applications and alterations, this application seeks to retain the previous LDC permission for the swimming pool and three large outbuildings (construction believed to have not yet been commenced) but additionally to demolish and rebuild the existing house with larger dimensions.

The Parish Council does not object to the house being replaced as such but has concerns about the further increase in the overall floor area of the house to 218sqm, especially when taken together with the proliferation of other built forms that is proposed for the site.

The Parish Council has the following comments and concerns:

1) Application title:

The application is for a 3-bedroom dwelling but the plans show four bedrooms - this requires clarification with the applicant.

2) 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.

Compared to the previous application, the presently proposed house has a more classic, improved design and is symmetrical.

The proposal however reduces openness in the Green Belt by virtue of the increased width and mass of the building, which will be visible in the landscape from higher ground. No “very special circumstances” have been cited that would justify the overriding of protective Green Belt policies.

We note that the house was previously/has already been extended by more than 100% compared with its original footprint, and this present proposal, along with all the outbuildings, intends a very much greater total built ground floor area (218sqm).

We previously suggested that, if the house is being replaced then a basement level could be introduced which would remove the need for one of the proposed large outbuildings, especially as the proposed new house includes a large study, however this suggestion has not been taken up by the applicant. Instead, it is stated in Point 3.4 of the Planning and Design statement accompanying this present application that the applicant intends to implement all three of the large outbuildings previously permitted through LDC prior to rebuilding the house. In that case, the floor areas of those buildings should also be taken into account when assessing this application.

3) Changes of note since the previous application:

- Documents no longer refer to a habitable loft floor level. A wide landing is shown on the first floor.
- Photographs included in the Appeal documentation show built brick walling structures that are not included in the plans.
- Plans include a “Boot room/cycle store” on the ground floor however the Planning and Design statement states (see points 5.55 and 5.56) that cycle provision is provided within the garage (Outbuilding C)
- A small 4th bedroom is shown on the first floor.
- A round structure is shown in front of the house and building line.

4) Suggested Conditions:

- The applicant should be reminded that the existing and proposed 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.
- In view of the quantum of development that has already been permitted on the site, and the applicant states is intended to take place, we request that Permitted Development rights should be withdrawn, in the interest of safeguarding against any further damage to the Green Belt through encroachment on openness.