

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
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27th July 2026

Application ref 20260669

Clinton House Pondfield Lane Shorne Gravesend Kent DA12 3LD

Application for a Proposed Lawful Development Certificate; Construction of a new single storey outbuilding.

Previous application 20260165 is noted, which was refused permission.

This new application is in a slightly different location on the site and has some layout differences.

As previously, the application is for an approximately 10m by 7m “gym and office” outbuilding located away and uphill from the main house. Given that the house and garage have already been extended, and the potentially self-contained nature of the proposed building, we consider that this further enlargement/increase in built form on the site by means of an additional outbuilding requires a full planning application so that Conditions can be attached as below.

The Parish Council otherwise has no objection in principle subject to there not being any significant valid objections from neighbours.

Having bathroom facilities the proposed outbuilding is more than an annexe as it is capable of being used as a new separate dwelling in the Green Belt so Conditions should be attached limiting its use to only being non-residential annexe accommodation for the main house. Permitted Development Rights should be explicitly withdrawn for the whole site.

We note the references to Grey Belt in a previous decision report but we disagree that modifications to an existing single residential property that is located in high-quality Green Belt (and also in the National Landscape Area) and surrounded by other high-quality Green Belt properties and not adjacent to a settlement can be properly or correctly designated as Grey Belt.