

[REDACTED]

To: Planning General
Subject: Application reference number: 20240558

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[REDACTED]

Firstly, before commenting on the planning permission one has to question the integrity of Gravesham Borough Council. When unauthorised extensive engineering works were completed at the property, work should have been halted (as per section 172 of the Town and Country Planning Act 1990) and planning permission submitted as part of the statutory consultation process. [REDACTED] and am aware the council has been involved with regular visits. So really what is the purpose of this planning permission submission? If the council has already 'informally' approved these plans and the majority of the works complete, then why are you asking for consultation responses now? I know the neighbourhood reasonably well and never seen such a circumvention of the laws. I think this is a process of just 'box ticking' as I am aware that neighbours have sent in emails regarding the work while it was ongoing, and rather than halting work and requesting submission of formal planning permission from Furzy Lea, these concerns were quashed by the council as supposedly works were lawful, with LDC. One would question now why planning permission has been submitted when it was initially communicated by the council that these plans were within permitted development rights.

Secondly, in relation to the submitted plans I think it is quite clear that the intended purpose of this 'summerhouse' is to be used as a second property on this plot of land. A summerhouse should be incidental to the enjoyment of the main house, not used as an independent dwelling. What summerhouse

requires a fireplace, kitchen and bathroom independent to the main house? I think it is quite clear this is not being used as a summerhouse but as a separate dwelling with its own driveway and what appears to be its own drive from the main Bowesden Lane when looking at the submitted plans. If the council has already or will approve this, then it will really struggle to justify its rejection of similar planning permissions submitted by neighbours in the past. It will need to justify why the case at Furzy Lea is a unique case compared to other houses in Shorne. The plans submitted by Furzy Lea are of poor quality with a lot left up to interpretation, I presume to allow them a degree of flexibility in the future with how they mould them to fit the purpose they intend. What can be seen clearly is that they plan to install a kitchen in this summerhouse. This is a material change of use. Is this building structurally safe with adequate fire safety measures, ventilation and appropriate plumbing?

Overall, one can sympathise with the residence of Furzy Lea and why they require more space in general. They are a large family in a small house. However, this is a green belt area and they must have been aware of this when they purchased it. All other neighbours have previously abided by these green belt rules with the guidance of the council. The property remains extremely overlooked from all directions, and this is largely due to the owners removing all the bushes around their boundary that was providing them any sort of privacy. I feel that the alien roof designs on both buildings are to try and provide them with the maximum level of privacy. However, they fail to do much with most of the garden still visible, look quite ugly and are not in keeping with the aesthetic and charm of the other houses on the road. They also appear quite mismatched with the existing dwelling on the plot. I wished to express my concerns face to face with the owner throughout the building process but felt anxious to do so due to stories I had heard about him getting into arguments and being hostile to any neighbours who attempted to even discuss this with him. Therefore, I too feel that the best way forward was to provide my opinion here anonymously. He has also boasted to me that he knows someone in the council and will be able to get his plans passed with ease, whether this is true is anyone's guess.