

Shorne Parish Council

————— Borough of Gravesham —————

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10th January 2022

Reference No 20211463

Ringland Pear Tree Lane Shorne Gravesend Kent DA12 3JS

Application for non-material amendment to planning permission reference number 20180629 to allow new and/or altered window/door openings and fenestration, revised central feature to front elevation and render detailing, revised flat roof eaves detail, revised pitched roof covering, external lighting, extractor fans, flues and cctv.

This property has been the subject of many planning applications and undergone a variety of building works.

Two plans have been submitted with this application. For comparison purposes 15031-01R of June 2018 is taken as being the existing plan, and 15031-04R of November 2021 is taken as being the proposed plan.

This latest application has a number of elements, and the Parish Council has the following comments:

1) New and/or altered window/door openings and fenestration:

- a) Windows at front – changes are noted that appear to be mostly raising the sill height, which is accepted, however a full height window is introduced on the first floor – this would preferably also have a raised sill height. The overall appearance is negatively altered from the original proposed plan due to more randomly mixed window shapes and placements.
- b) Windows at rear – the ground floor windows now have very large panes, which is accepted. Similarly to the front, a full height window has been introduced on the first floor, which might preferably have a standard sill height.
- c) Rooflights in front roofslope – two shown and accepted, already installed after April 2020.
- d) Attic level windows in rear box dormers – these have already been installed. This took place after the latest Google aerial view which was dated April 2020.

2) Revised central feature to front elevation and render detailing, revised flat roof eaves detail, revised pitched roof covering:

- a) Revised central feature – The porch door is noted to be moved to the very front where it will not have any weather protection.
- b) Revised render detailing – accepted
- c) Revised flat roof eaves detail – accepted
- d) Revised pitched roof covering – accepted

3) Exterior Lighting:

- Floodlighting – this should be motion and daylight sensitive and directed so that the lights do not shine outside of the property. They should also include timers to switch the lights off again after they have been triggered.
- Other exterior lights – these should be at low light intensity levels, daylight sensitive and motion activated to time controlled greater intensity level.

4) Extractor fans and flues:

- Extractor fan positions – these are accepted however operationally they must not cause noise and other nuisance to neighbouring properties.
- (See also air-conditioning below)

5) CCTV:

- CCTV – the installation must conform to national guidelines on range of view, storage and retention of images.

6) Other points:

- Fire safety – the access to and escape from the attic floor requires expert fire safety input as there may need to be a fire door protecting the bottom of the access stairs, which are assumed to be walled off from the atrium.
- External air-conditioning units – it is understood that several air-conditioning units have also been installed, including on the north side close to the boundary and neighbouring property. These are not shown on the plans but should be. They must not encroach within 1m of the boundary or cause noise nuisance to neighbours.
- Two-storey rear extension – the present plans show a two-storey rear extension however this would more accurately be described as a single storey rear extension with creation of a basement underneath:
 - Previous application refused - application Ref 20190688 for a lawful development certificate in respect of the already built rear two-storey extension was refused. Despite already existing it was not included in the title or plans of withdrawn application Ref 20210236. The two-storey rear extension is again not mentioned in the title of this present application Ref 20211463 but has now been shown on the plans. It should be officially included and properly considered at this time,

otherwise its depiction in this present application could infer that planning permission has been granted.

- Basement level – the basement level has windows shown. Plans for this level, detailing its use and function, need to be submitted.
- Engineering works – there has been excavation at the rear and some raising of land levels at the northern end of the house, which have involved engineering works including building of retaining walls and new boundary treatments. These works should have required planning permission.
- Flights of steps – these have been introduced on both sides at the rear.

7) Closing comments:

In view of the large amount of development that has taken place to this property, we request that permitted development rights should be withdrawn for the whole site, to ensure that it is explicitly understood that all future/further alterations must be subject to planning permission.

The Parish Council questions whether, taking all the above works and installations into account, the nature and extent of the changes that have been made from what has been permitted might be assessed as significant enough to not qualify as non-material amendments but instead to require a full planning application.