

Shorne Parish Council

————— Borough of Gravesham —————

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2nd May 2023

Application ref 20221262

40 Racefield Close Shorne Gravesend Kent DA12 3EL

Erection of single storey side extension, new roof and front dormer to existing garage and change of use to home gymnasium with storage in the roof space.

This semi-detached property is on a relatively small, triangular site and has previously been extended under plans approved in 2005. It also has a single garage which is separate from the application property but attached to the garage serving the separate neighbouring property at No42.

The proposal is to alter the garage by means of a side extension and also building onto it a loft level with a dormer facing onto the roadway – overall, an unusual proposal. The side extension, while only 1.4m in depth, includes 2x60cm windows, a 160cm double patio door, and a 90cm “front door” on the rear elevation. The loft is to be accessed by a retractable wooden ladder and has a circular window as well as the dormer with front window. The garage door is retained unchanged.

The purpose of the works is stated to be in order to convert the garage to a home gym, including provision of a separated toilet, washbasin and shower (the bathroom door shown in a poor position) and use of the extended loft for storage.

The Parish Council has significant concerns about this proposal which has the capability of being used as (albeit unsuitable) self-contained residential accommodation. The bathroom facilities seem unnecessary when the garage is so close to the house.

If permitted, Conditions should be attached that the building is an annexe to the main house and preventing use as sleeping accommodation, residential conversion or further extension. Permitted development rights should be removed for the site.