

Shorne Parish Council

————— Borough of Gravesham —————

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11th June 2024

Application ref 20240411

Former Courtlands Gravesend Road Shorne Gravesend Kent DA12 3JR

Application for variation of condition 2 attached to planning permission reference number 20221133 Demolition of existing dwelling and erection of a 4-bed detached replacement dwelling; to allow rear dormer windows.

The application is for a variation of a condition to allow rear dormer windows however the proposal is actually for several significant changes to the previously permitted plans (including addition of rooms in the loft together with a permanent means of access) so the Parish Council considers that a formal planning application is required.

The plans presently submitted as being the approved plans are different in several ways to those that we believe to have been actually approved – for the Ground and First floor layouts this should be plan 004, Revision A, dated 21/10/2022. In particular we note that Bedroom 4 has been removed (so the house is no longer a 4-bedroom dwelling as described in the application), the location and orientation of the staircase has been altered, and opening doors onto a large, glass panel edged balcony are shown (which is out of character with the classical design of the replacement house).

The proposal for rooms in the loft was part of application ref 20211361 which was refused permission by GBC and also dismissed at Appeal, therefore no use of the loft except as storage space via temporary access is presently permitted.

Parish Council has no objection in principle to these proposals but has several other concerns/requests:

- Rooms in the loft and their use – use should only be occasional and the rooms cannot be used as residential accommodation. It should be made very clear through Conditions that there cannot be sleeping accommodation in the loft. We are also concerned about adequacy of fire safety protection for the staircase.

- Hobby Room in the loft – the permitted outbuildings include a very large Hobby Room so we question why another is needed in addition.
- Balcony and balustrade – if to be permitted then the balustrade should be of a classical design that is in keeping with the style of the replacement house.
- Outbuildings and further increased size and bulk - We note that the previously permitted outbuildings have all been built, so the creation of a useable loft floor is a further expansion of built forms on the overall site.
- Site visit - While conducting the Officer site visit, the use of the various annexe buildings should be examined and proposed use clarified. It is also noted that the orientation of the swimming pool has been changed.