



Vigo Parish Council

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Mrs Nina Goodbody
Planning Department
Gravesham Borough Council
Civic Centre, Windmill Street
Gravesend, Kent DA12 1AU

Sent by email to: planning.reps@gravesham.gov.uk

23rd May 2023

Dear Mrs Goodbody

Re: Retrospective Planning Application for Retention of Partially Erected Outbuilding at
46 Timber Bank, Vigo (Application number 20230443)

Further to our initial letter dated 4th May 2023. Vigo Parish Council Members discussed this application at the Full Parish Council meeting held on 22nd May 2023 and would make the following observations:

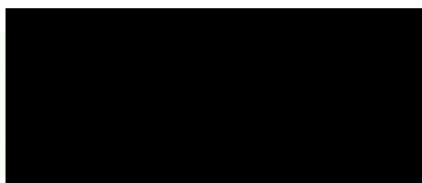
- The information provided shows that the estimated square meterage of this build is more than three times the amount which would be approved under permitted development. This is an unacceptable level of development, particularly within an Area of Outstanding Natural Beauty.
- We note that as this building is within 2 metres of the curtilage boundary (and in fact is actually less than one metre), the maximum height permitted would be 2.5m. However, we feel that the position of this building, on top of the bund, has resulted in an estimated height of 3.25 metres above the garden ground level. We estimate the height as over 5 metres from the Harvel Road level.
- It is noted that the applicant intends to install a toilet. There are no details of how the resident intends to deal with sewage waste. This is a great concern to the Parish Council.
- The structure appears to be of a permanent nature, the foundations are deep and substantial, very much in keeping with a building rather than a summer house or shed. In addition, the presence of a toilet would suggest a building to be used for extended periods, Vigo Parish Council therefore considers the structure should be considered, for planning purposes, as a permanent building rather than a summer house.

- It is noted that the block plan for this retrospective application is not the same as the block plan which was supplied when the resident applied for planning permission for his rear and side extensions.
- The applicant completed the form to state that they own the land for which the proposal refers, however this is factually incorrect. Currently the entire building is on Parish Land. Please see below a copy a surveyor's plan which illustrates this situation.
- It is our opinion that this building, together with the proposed extension (which have been approved but not yet built) will result in overdevelopment.
- We would reiterate our previous comment that this building is overbearing, imposing and infringes on the privacy of neighbouring properties.

Vigo Parish Council would respectfully ask that Gravesham Borough Council issue an enforcement notice requiring the building to be removed and the land owned by the Parish Council should be reinstated to its previous condition.

We have copied this letter to our Borough Councillor, Cllr Ejaz Aslam. If you are minded to permit this retrospective application, please do let us know, as we would like Cllr Aslam to refer the matter to the Regulatory Board for determination.

Yours sincerely,



Joanne Glass, for and on behalf of Vigo Parish Council.

CC: Cllr Ejaz Aslam, Member for Meopham South & Vigo.

46 Timberbank.

Plan shows land registry boundary, and extent of encroachment onto Parish Land of between 7.5 & 8.5 metres. Please note that the building extends even beyond the encroachment illustrated on this plan.

