

# Shorne Parish Council

————— Borough of Gravesham —————

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**Application Ref 20220791**

**Demolition of existing self-contained annexe and side porch and outline application for the erection of a 3 bedroom detached dwelling**

**Ewhurst , Bowesden Lane, Shorne, Gravesend Kent DA12 3LA**

The Parish Council **OBJECTS** to this proposal. We have the following comments/reasons:

**Previous application and Appeal:** Previous application Ref 20201254 was refused planning permission and the related Appeal was dismissed. The principal reasons cited by the Planning Inspector were harm to the Green Belt, inappropriateness of the development and lack of very special circumstances. The Parish Council OBJECTED to the previous application and also submitted Objections to the subsequent Appeal. The present application has no material differences from that previous and should be refused for the same reasons.

**Incorrect description:** The proposal is described as “Demolition of existing self-contained annexe...” however permission Ref 20000171 which allowed the granny annexe made it very clear that there were to be no kitchen facilities as the annexe was not intended to be self-contained. No kitchen facilities are shown on the presently submitted “existing” plans.

**Infringement of previous planning permissions:** Information provided by the applicant shows that contrary to planning permission Ref 20000171 the annexe has had a conservatory extension and it has apparently been let out as self-contained accommodation, assumed to a third-party. These matters appear to be another infringement of previous planning permissions so might be considered for enforcement action now that they have come to light.

We also reiterate our previous comments on Application ref 20201254, updated as appropriate:

**Ewhurst:** The existing house is large and located centrally on a large single plot as typical for Bowesden Lane. The overall plot is irregularly shaped and narrower at its front, but otherwise the curtilage is not especially wide (such as is sometimes found where there is clearly a double plot with adequate space for an additional dwelling).

**The proposed building plot:** The proposed plot is presently a minor part of the residential garden of Ewhurst. It includes a garage previously converted to a single-storey residential annexe and an immediately adjacent utility room (attached to the main house), both of which would be demolished. The proposed plot is very narrow, being slightly wider at its front, tapering from about 12m down to 9m. The proposed plot size is out of character in the area.

**Backland development:** The proposed plot does not have a road frontage being accessed by just a driveway, so making it backland development, by definition “undesirable” and setting a new precedent in the area.

**Proposed house design:** The proposed design is for a three-bedroomed house with roof dormers and rooflights, it will be much smaller than other houses in the immediate area and appears out of character and cramped by comparison, being only approximately 9.5m wide by 10.5m long externally.

**Plans and site layout:** The plans do not fully show the existing layout of Ewhurst and all other structures on its site (e.g. the large outbuilding allowed retrospectively). We note also that some of the garden appears to have been divided off for the annexe. The proposed house has been moved back on the proposed plot to provide some turning space however this has narrowed the margins to the boundaries, which do not appear to be the 1m each side stated by the applicant.

**Green Belt:** The property is located in the Green Belt so there is an automatic objection to the creation of a new dwelling except in very special circumstances, which have not been provided.

**Impact on Area of Outstanding Natural Beauty (AONB):** We note that the site is adjacent to the boundary of the AONB, which runs along Bowesden Lane itself so includes the houses on the opposite side of the road.

**Trees:** There appear to be several large trees on the proposed plot, plans should include a tree survey with indication of which trees will be lost through the proposals. We would be grateful if TPO's could be attached to any relevant trees on the entire site. No landscaping plan is provided.

**Parking:** Two small (4.5m by 2.5m) spaces are shown but there is no provision for parking by visitors or additional vehicles, who might then have trouble turning.

**Refuse storage:** Refuse and cycle storage is not shown, this may additionally impact on parking and vehicle turning.

**Outline/Indicative plans:** In general, we object to applications being based only on outline plans as that prevents us and neighbours from being able to properly assess proposals from the outset. Although this application does not now state explicitly that it is Outline, the applicant's supporting statement refers to the design and layout as “Indicative” and later as being “in outline form”, so any permission should make it clear as to what design and layout has been approved and what matters require further approval.

**Conditions:** If permitted, permitted development rights should be withdrawn for the whole existing Ewhurst site, with no extensions to the new dwelling without planning permission.