

Shorne Parish Council

————— Borough of Gravesend —————

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28th March 2022

Application Ref 20220225

8 St Katherines Cottages , Forge Lane, Shorne, Gravesend Kent DA12 3DR

New detached garage with under build workshop and cycle/bin store along-side

This is a re-application with a different design subsequent to the refusal of application ref 20210623.

The Parish Council has some concerns including about the proposed use of the building and whether appropriate within a residential curtilage in a Conservation Area.

The garage as now proposed is located further back on the site and is only single width at the front so is less bulky when viewed from the roadway however it will have some landscape impact.

Layout: The layout provides two tandem parking spaces within the garage and probably two spaces as open air parking. Very little rear garden/private amenity space will remain.

The garage structure is located right on the boundary on two sides, which will mean that digging out would encroach on neighbouring properties, which will need to be protected from subsidence during excavation.

Design and ventilation: At the rear of the garage a wider section provides stairs down to an excavated full size room under the garage. This wider area is also said to be a bin and cycle store but access needs will limit its usefulness.

The basement room appears a little larger than the above ground structure. It includes a full-length “ventilation void” which is unusual and raises questions about fire safety, what work will be undertaken, how air will be supplied and extracted, and whether there will be a problem of odours/chemicals outside of the building.

Fire safety: The external single door on the north-east elevation should probably open outwards to ensure fire safety. There may need to be fire doors at both the bottom and top of the stairs.

The full-length ventilation void and proposed escape hatch are unusual features, expert advice is needed about these and whether there needs to be a fixed ladder. The escape hatch will only be useable in the absence of there being a vehicle parked.

Services, Lighting: No services are shown to the building, electricity supply only is assumed. No exterior lighting is shown.

Suggested Conditions: Standard Conditions should be attached specifying that the garage is an annexe to the house, is not residential in terms of providing sleeping accommodation, and cannot become a separate dwelling or be used to operate a business.