

Shorne Parish Council

————— Borough of Gravesham —————

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12th December 2021

Application Ref 20211421

Thong Lodge Thong Lane Shorne Gravesend Kent DA12 4AD

Application for Lawful Development Certificate for proposed conversion of existing stable into annex incidental to the main dwelling.

This application is a revised version of refused application Ref 20210835.

The Parish Council has no objection in principle to this proposal, for a habitable bedsit annexe, but has some comments/concerns:

1) Loss of the existing stable for animal use:

It needs to be confirmed/assured that the existing stable is permanently redundant (i.e. the applicant no longer keeps any horses/other livestock on the site) lest residential conversion now results in a subsequent need for another stable or other outbuilding at a future date.

Has extending the main house been considered as an alternative to losing the stable/outbuilding?

2) Need for an annexe:

The application does not provide any information about why the residential conversion is needed, who will occupy it etc, e.g. is it for use only by family members.

3) Green Belt and AONB location:

The property is located in the Green Belt where new residential buildings would not normally be permitted. It is also just inside the boundary of the North Kent Downs AONB. As the stable building already exists conversion will not lead to significant additional reduction in openness but the altered nature of the building and any associated garden area (not shown on the revised plans) will have some minor visual impact and intensify residential use of the site.

4) Layout and use of the proposed annexe:

The proposal is now for a bedsit however, as the building has a full bathroom and could easily have kitchen facilities installed it is capable of use as a separate dwelling.

The layout has three doors, two double width, which is a lot for a small structure – these could compromise use of the building.

4) Proposed Conditions:

We request that it be considered to attach Conditions to any permission such that the annexe is only associated with Thong Lodge, cannot be used as a separate dwelling or to operate a business/for other commercial activity and cannot be extended without planning permission.

In view of the overall amount of building and extension that has taken place on the site over time we would also request that permitted development rights should be withdrawn for the site.