

Shorne Parish Council

————— Borough of Gravesham —————

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30th August 2022

Application ref 20220769

Long Acre Pear Tree Lane Shorne Gravesend Kent DA12 3JT

Application for a Lawful Development Certificate in respect of the proposed erection of a detached outbuilding over the existing swimming pool in the rear garden, this will include a gym, changing room and plant room.

The Parish Council **OBJECTS** to this proposal, for the following reasons and comments:

- The Long Acre plot of land is a long wedge-shape, wider at the front and narrowing to the rear.
- The existing pool and pool house (which does not appear to have had planning permission) is almost halfway down the length of the plot.
- The proposed building is very large, being half the width of the plot at its rear.
- The area of the proposed building is approximately 163sq (more than 15m by 10.5m externally), disproportionately large for the original size of the house and the amount of extension that has already taken place.
- The proposed building is about 4m tall, although on slightly lower ground than the main house will affect the amenity of neighbouring properties
- A topographical plan showing the land levels should be provided.
- The proposed building will negatively affect the Green Belt through loss of openness.
- The proposed building has glassed gable ends and windows at both ends, the eastern end should be blank to preserve mutual privacy to the neighbouring property.
- As the current pool house will be redundant it should be demolished.
- If the building is to be permitted then Conditions/narrative should be included preventing use as residential accommodation and conversion, the building should only be for ancillary domestic use.