



Department of the Environment
Becket House Lambeth Palace Road London SE1 7ER

Telephone 01-928 7855 ext 400

C Cullum Smith Esq Grand Metropolitan Hotels Ltd - Legal Department 2 Caxton Street LONDON SW1	SECRETARY'S DEPT GRAVESHAM	Your reference
	9 JUL 1976 9795 Ref of Letter..... File No..... RMT	Our reference T/APP/5277/A/75/11618/G5 Date 7 JUL 1976

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY TRUMAN, HAINBURY, EUNTON AND COMPANY
APPLICATION NO:- GR/75/434

1. I refer to this appeal, which I have been appointed to determine, against the decision of the Gravesham Borough Council to refuse planning permission for the erection of 2 dwellings on land adjoining the "See Ho" public house, Pear Tree Lane, Shorne, Kent. I held a local inquiry into the appeal on 3 June 1976.
2. From the representations made and from my inspection of the site, it seems to me that the determining issues in this matter are whether the appeal site which lies within the proposed extension to the Metropolitan Green Belt falls within the confines of the present built-up area of Shorne, and, if it does, whether development of the site can be considered as infill.
3. Shorne Ridgeway is one of a number of settlements in the parish of Shorne. It has an old core centred on the small triangular green and the road called Shorne Ridgeway; much of this area is within the designated Chestnut Green Conservation Area. There is very little pre-war development away from this area except for a few isolated houses in large grounds and the row of 8 bungalows in Pear Tree Lane opposite the appeal site.
4. Since 1948 Shorne Ridgeway has expanded substantially: at the one extreme there is the concentrated development within the triangle formed by Tanyard Hill, Woodlands Road, and Shorne Ridgeway, much of which could be described as suburban. At the other end of the spectrum there is the erection of single houses, individually designed, in grounds which are large enough for them to be, to some extent, screened from each other and from the road; this description applies to several of the houses to the south and east of the appeal site, including, for example, Shornebury, Whiturst, and Crabblers.
5. The most obvious characteristic of the development to the south and east is its sporadic nature. the lack of any formal relationship between neighbouring properties with their different approaches, distances from the road, sizes and designs. Because of the space between the buildings and the amount of natural growth one does not see the houses on the south side of Pear Tree Lane and then on the north side further east, nor those from the top of Bowesdon Lane southwards, as a regular succession.

5. It seems to me that the description 'built-up' is applied properly to the conservation area and the main triangle of development in Shorne Ridgeway, but because of their very different character I do not think the houses to the east and south of the appeal site can be said to form a built-up area or to be within the confines of the built-up area of the village.

7. This leaves me to consider the development between the village green and Shornebury. Immediately to the east of the green there is a row of modern houses and bungalows on the south side, detached but on narrow sites and reading as a group extending the village eastwards, with the view from the village closed by the taller "See Ho" public house. South of the public house there is more suburban development on both sides of Bevisdon Lane, as far as Ranigunj and Ponswood. In my opinion all these houses and the public house form part of the built-up area of Shorne Ridgeway.

8. I found that Ridgeway Bungalows did not appear as part of the built-up area because of their siting below roadway level and because they are surrounded on 3 sides by fields and face on the fourth the undeveloped appeal site; the visual link with the "See Ho" is too tenuous to bring them into the built-up area of the village. You consider that the appeal site is completely surrounded by development and cut off from open country on all sides; nevertheless it is my view that the site is not within the confines of the built-up area of Shorne Ridgeway.

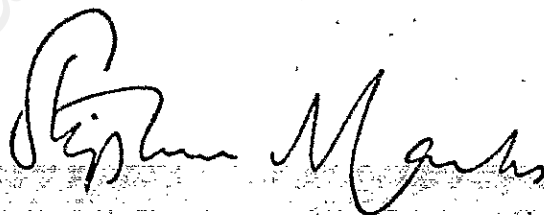
9. Even if it were within the confines of the built-up area, I would say that it is not an infill site. Not only the width of the site in relation to others must be taken into account but also the nature and location of the developments on either side. To the west the site is separated from the public house by a car park, while to the east Shornebury lies enclosed by its garden and trees and is well set back from the road; the erection of 2 houses as proposed would not be development of a gap in an otherwise built-up frontage.

10. I have also considered whether the proposed site has been appropriately included in and makes a contribution to the proposed extension to the green belt. I find no reason to question its inclusion for the time being while a decision on the green belt proposals is awaited. The site is actually surrounded by the curtilage of existing houses; however, the houses on the south and east have large grounds which are well wooded, and the bungalows opposite, because they are set below the level of the road and the site, do not prevent the site making some contribution to the rural character of the area by being open; it marks the point at which landscape becomes more significant in townscape.

11. I have taken note of your reference to other decisions in the area and of the decision on the previous application relating to the appeal site and I have considered all the other points raised but I do not consider that these matters materially affect my decision.

12. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Sir
Your obedient Servant



STEPHEN MARKS-MA RIBA
Inspector

APPEARANCES

FOR THE APPELLANTS

M. Michael Rich

- of Counsel, instructed by
Mr C Cullum Smith, Grand
Metropolitan Hotels Ltd, Legal
Department, 2 Gaxton Street,
London SW1.

He called:

Mr J H Vinson ARICS

FOR THE PLANNING AUTHORITY

Mr R C Mardon

- Solicitor, Assistant Borough Secretary.

He called:

Mr R J Yorke BA DipTP MRTPI

- Principal Planning Officer.

INTERESTED PERSONS

R W Ellingham Esq

- Chairman of Shorne Parish Council,
Little Canavan, Pear Tree Lane,
Shorne, Kent.

DOCUMENTS

- Document 1 - List of persons present at the inquiry.
- Document 2 - Letter of notification of the inquiry and list of those notified.
- Document 3 - Three letters from local residents.
- Document 4 - Extract from Thameside Town Map, handed in by appellant (Appendix A).
- Document 5 - Extracts from Kent Development Plan (1967 revision), handed in by appellant (Appendices B and C).
- Document 6 - Extracts from North West Kent Town Map, handed in by appellant (Appendix D).
- Document 7 - Schedule of relevant previous decisions, submitted by council.
- Document 8 - Two decision letters on previous appeals, submitted by council.
- Document 9 - Residential layout standards, handed in by council.

PLANS

- Plan A - Application drawing - site plan (no number).
- Plan B - Plan of land adjoining See Ho PH, handed in by appellant.
- Plan C - Plan of land adjoining See Ho PH, submitted by council.