

Shorne Parish Council

————— Borough of Gravesham —————

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8th January 2024

Application ref 20231241

Little Westwood Thong Lane Shorne Gravesend Kent DA12 4AD

Application for a Lawful Development Certificate in respect of the proposed erection of two single storey rear extensions and an outbuilding.

This is a very similar re-application following the refusal of the LDC application ref 20231003. (Previous Application Ref 20220523 for large rear and side extensions, which were refused permission, is also noted.)

The Parish Council has no objection in principle to the property being extended, subject to there not being any valid objections from neighbours, but has the following comments:

This property is located in the Thong Conservation Area and is one of the historic “Homes for Heroes”, although unfortunately alteration and extensions have been made to the barn.

This present application is for two, separated rear extensions and a large outbuilding, so has three sections:

- 1) Demolition of small non-original rear extension and replacement with wider, approximately 3m deep, rear single-storey extension to the living space:
 - The Parish Council has no concerns about this element.
- 2) Demolition of existing conservatory addition and replacement with an extended utility room protruding further to the rear:
 - The existing lean-to conservatory has a glass side on the flank wall and extended the rear cats slide roof line whereas the proposed extension is square and flat roofed, and is not subsidiary to the original flank wall.
 - As such it alters the appearance of the house from the road which could be detrimental to the street scene.

- Otherwise, the Parish Council has no concerns about this element.
- 3) A large pitched-roofed outbuilding on the rear boundary to include a swimming pool, gym and full bathroom/changing facilities:
- This building is large, being overall approximately 13m wide by 10m deep.
 - The outbuilding has a much larger floor area than the original house so is disproportionately large in comparison.
 - The outbuilding has the capability of being used as residential accommodation and even as a separate dwelling.
 - We therefore have several concerns including considering that this building really needs a full planning application so that Conditions can be attached limiting its use to being an annexe without residential use, that cannot be used as a separate dwelling or to operate a business.

We note also as before that aerial views and November 2022 Streetview appear to show a mobile home located at the rear of the site, without any planning permission being in place.

