

Shorne Parish Council

————— Borough of Gravesham —————

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24th April 2024

Application ref 20240244

St Margarets Pear Tree Lane Shorne Gravesend Kent DA12 3JX

Conversion of garage to create a 2 bedroom self contained annexe as auxiliary house accommodation.

The Parish Council has to **OBJECT** to this application.

The site is on the southern side of Pear Tree Lane, outside of settlement boundaries.

The existing property is a large house in a large curtilage but the house and the referenced link-detached garage, which is on its east side, are together located abutting the eastern boundary. The submitted plans show that the garage already has partial residential use. There is an unusual arrangement whereby vehicles pass into a courtyard in order to access the referenced garage from its rear and there is another smaller garage further back on the site.

The proposal is for fully self-contained accommodation, which cannot therefore be described as an annexe or auxiliary. It is of a size, design and location that is out of character for the area and would set a regrettable precedent.

The site is in the Green Belt where new dwellings are not normally permitted except in “very special circumstances”. At the time of writing, the applicant has not provided reasons for the need for self-contained additional accommodation rather than, for example, extending the existing house.

We note the previous GBC refusals (and two dismissals of Appeal) relating to a similar proposal at nearby Ewhurst on Bowesden Lane.

Should GBC however be minded to approve this application then we request that the strongest possible Conditions should be attached preventing use as a separate dwelling. We also suggest that permitted development rights should be withdrawn in order to further protect the amenity of neighbouring properties.