

# Shorne Parish Council

————— Borough of Gravesham —————

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## **Application ref 20251086**

**Woodside Pear Tree Lane Shorne Gravesend Kent DA12 3JT**

**Erection of a two storey rear extension with balcony to first floor; single storey side extensions, and a two storey front extension with roof lantern and 3 roof lights to main roof.**

This property has been the subject of 5 previous applications during 2025: 20250341 (raising roof height - withdrawn), 20250342 (single storey front extension - refused) and 20250343 (two single-storey side extensions, single storey front extension and a detached single-storey outbuilding - withdrawn), then 20250553 (two single-storey side extensions and a detached single-storey outbuilding – LDC granted) and 20250554 (rear extension – prior approval not required although we consider that planning permission was needed due to the actual height above ground level at the rear elevation). The Parish Council submitted comments on all the above proposals.

The existing house (four bedrooms, one bathroom) has a footprint area of approximately 118sqm. We are uncertain of its age and whether all the currently seen features such as the utility room, bay window and store are original. The house is quite close to, and set lower than, Pear Tree Lane.

This present proposal has several aspects:

### Two-storey front extension (18sqm, 6m wide and protruding 3m towards the roadway):

- This creates a new entrance at the front of the house.
- The proposed porch depth is greater than usually permitted.
- The front roofline does not show subsidiarity to the main house roof, so the height of the dormer should be reduced to be much as existing.
- The window at first floor level as proposed appears overlarge. Together with the increase in bulk of the building as a whole, it will be visually intrusive and impact adversely on the

streetscene. We consider that the area of glazing should be reduced and the design made more compatible with the adjacent dormer windows.

- Due to the house being set lower than the roadway, there could also be privacy issues for occupants.

Two storey side and rear extension on the north-east side and a part two storey/part single storey rear extension, on both sides extending beyond the original side wall of the house:

- These are respectively 34.5sqm, overall 11.5m by 3m, and 108sqm, being 6m deep and 18m wide at ground floor level.
- There is a lesser area at first floor level.
- A balcony is included at the rear but this should not cause overlooking.
- The rear roofline does not show subsidiarity to the main house roof, so the height of the dormers should be reduced.
- Two first-floor bedrooms have side windows but the distance to the adjacent houses is sufficient to ensure privacy.

Roof lantern on mansard roof:

- This should not protrude above the height of the rest of the roof, a flat design might be preferable.

Increase in floor area:

Overall, the floor area is to be increased from 118sqm, adding a further 160.5sqm to total approximately 279 sqm, an increase of 136% which is well over the limits of the “one third rule” applicable to house extensions in the Green Belt.

Other points/suggested Conditions:

- Removal of some trees and bushes is noted.
- Retention of the woodland should be required by Condition.
- An exterior lighting plan should be provided.
- In view of the size of extensions proposed, Permitted Development Rights should be withdrawn, requiring all subsequent structures to need a full planning application.