

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
Shorne Village Hall
The Street
Shorne
Nr Gravesend
Kent DA12 3EA



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11th June 2025

Application ref 20250441

Inis Coilite Tanyard Hill Shorne Gravesend Kent DA12 3EN

Demolition of existing rear conservatory. Erection of single storey rear extension and two storey side extension with rear balcony and roof lights. Change of catslide and dormer roof to front gable. Conversion of the loft space with dormers to rear roof slope. Fenestration alterations to windows and doors.

The Parish Council has no objection in principle to this proposal but has concerns about the visual impact of some elements of the proposed design.

The existing property is a “Billings” detached house, the last and highest in the row on the east side of Tanyard Hill. The plot is larger than usual with the existing house located to its north (downhill) side. These houses have cats-slide roof areas as a standard and uniform design feature.

First-floor front extension:

- We are unhappy with this element of the proposal, which greatly changes the appearance of the house without adding much to the utility of a secondary bedroom.
- The proposed change will have adverse visual impact to the street scene and the overall neighbourhood, increasing the impression of the increased bulk.
- We consider that the cats-slide roof element should be retained.

Rear dormers:

- The plans show these as being too tall as they are not subsidiary to the existing roof ridge. The height of these should be reduced.

Parking:

- The proposal increases the number of bedrooms from 3 to 4 but there should be enough parking on the site.

There will not be any problems of overlooking or impacts on privacy of the neighbouring house.

Due to the size of the proposed extension and small size of the remaining plot, permitted development rights should be withdrawn.