

Shorne Parish Council

————— Borough of Gravesham —————

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



E-mail: clerk@shorneparishcouncil.org

11th June 2025

Application ref 20250450

Cape Cottage Manor Field Shorne Gravesend Kent DA12 3DX

**Erection of a side/rear single storey extension. Extension to front steps, alteration to stair railing.
Changes to external materials, landscaping and level changes.**

The Parish Council has no objection in principle to this proposal but has concerns about the visual and physical impacts.

The existing property is a single-storey bungalow, with a basement garage, that is set on ground that is much higher than Manor Field there being a very steep and tall grassed bank which is a feature of the south side of the cul-de-sac. A modest front extension was permitted in 1985 and there have been other changes made previously to the steps, and recently to the windows.

Visual appearance and dominance:

- Although not itself within the Shorne Village Conservation Area, this is immediately adjacent on two sides of the site, and the extended property would have visual impact to The Street.
- The building already has a dominant appearance to Manor Field and this dominance, and its bulk, would be greatly increased.
- The proposed light coloured wooden cladding would be very different to all neighbouring and nearby properties.
- Materials to be used should instead match the existing and nearby properties, being red brick and/or white painted render.

Stability of the existing bank:

- The proposed extension will extend up to the very edge of the bank.
- This causes concern about potential adverse impact on its stability resulting from the engineering works for the foundations.

Due to the size of the extension and small size of the remaining plot, permitted development rights should be withdrawn.