

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
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Kent DA12 3EA

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4th October 2023

Application ref 20230954

Furzy Lea, Bowesden Lane, Shorne, Gravesend Kent DA12 3LA

Demolition of existing conservatory and erection of a two-storey side extension.

The proposal is for an approximately 4m wide by 10m deep, two-storey side extension, set back by a few centimetres from the central frontage. The property will become a 5-bedroom, 2-bathroom (one en-suite) dwelling. Parking arrangements are unchanged with two garage spaces available plus hardstanding, so appear satisfactory.

The size of the extension represents a 50% increase in the floor area of the existing house, which will be over the “one third rule” limitation and will significantly increase its bulk, with negative impact on openness in an area that is Green Belt and bordering an AONB.

The Parish Council has no objection in principle to this proposal on its own but notes recent planning approvals 20221191 for an 8m deep single-storey rear extension and 20230240 for a large gym building.

Taken together, the quantum of proposed construction on the site is very large, and the previous approvals should also be taken into account if permission is to be granted. We would also request that permitted development rights should be withdrawn.

Engineering works being undertaken: We note also that work has started on the site and that spoil is being deposited at the southern end of the property, some distance from the works, where it may raise land levels while constituting engineering works. We would be grateful if this could be considered as a Condition may also be needed about this.