

Shorne Parish Council

————— Borough of Gravesham —————

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

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4th October 2023

Application ref 20230985

Gwendon Pear Tree Lane Shorne Gravesend Kent DA12 3JT

Prior approval application for a single storey rear extension with a depth of 8.00 metres, maximum height of 3.89 metres and eaves height of 2.90 metres.

The Parish Council has no objection in principle to this application, subject to there not being any valid objections from neighbours, but has the following comments:

- Previous Applications ref 20131134 and 20160470 are noted, among others.
- The existing house is small for the size of its true curtilage.
- A large amount of glazing is proposed on all sides but the extension is an adequate distance from the boundary and at a lower ground level than the neighbouring property to the south-east, however there could be privacy concerns for that side.
- A full height door is shown on the first floor at the rear, which leads to questions about use of the flat roof of the proposed extension as a balcony (no balustrading is shown), but the land drops away to the north-east side where there is no neighbouring property to overlook.

However, we note from the aerial view that the Applicant has cleared part of the neighbouring woodland at Court Wood to the north-east of their residential curtilage (land also in their ownership). We believe that this area is part of that subject to the 1998 Court Wood Tree Preservation Order and Article 4 Direction. Some of this land is put to garden use but a very large area of hardstanding has been created, seen to be used for the parking of large number of vehicles.

The woodland area needs to be restored and we request that, if considered appropriate, enforcement action should be taken to ensure this.

