

Shorne Parish Council

————— Borough of Gravesham —————

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



E-mail: clerk@shorneparishcouncil.org

29th December 2022

Application ref 20221239

Long Acre Pear Tree Lane Shorne Gravesend Kent DA12 3JT

Demolition of existing detached dwelling and erection of replacement dwelling and associated works including landscaping, removal of existing outbuildings and swimming pool, a re-sited pedestrian and vehicular access from Pear Tree Lane and the stopping-up of the existing access.

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

- The proposed house is narrower, taller and deeper than the existing house (which had itself been previously extended), so has about the same bulk when viewed from the roadway. It includes a partial basement level which allows greater accommodation within the same exterior appearance.
- The proposed roof design is a little unusual but reduces bulk while avoiding a mansard design, there are solar panels hidden from view in the roof valley.
- The proposed elevations are more conventional in appearance than the existing house, therefore more in keeping with the area overall.
- The landscaping plan appears satisfactory with plenty of trees and mixed hedges/shrubs, and two wildlife ponds which should be required by Condition to be properly maintained and permanent.
- The brick path should perhaps be extended to the final part of the garden to provide smooth access for wheelbarrows and other garden maintenance equipment.
- A shed/garden store will be needed but no additional outbuildings/structures are shown on the plans.
- In view of the amount of development that is taking place, consideration might be given to the removal of permitted development rights.