

Shorne Parish Council

————— Borough of Gravesham —————

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



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8th November 2022

Application ref 20221097

Tanners Grange Tanyard Hill Shorne Gravesend Kent DA12 3EN

Application for a Lawful Development Certificate in respect of the proposed erection of a two storey rear extension.

The Parish Council notes that the applicant also submitted an application for a single storey rear extension, which was permitted (see also 20220869) – the two applications together would result in a full-width rear extension.

This is a reapplication following the refusal of permission for application ref 20220868

This proposal modifies the roofline of the previously submitted plans, introducing a new roof angle which is not visually compatible with the rest of the property. This appears to have been done in order to meet criteria over increase in loft volume.

The proposal will still increase the bulk and mass of the property, increasing the floor area by a further approximately 35sqm and extending 3/5 the width of the house as existing.

The house has already been extended considerably plus other built forms have been constructed on the property (pool house, stables, residential accommodation over garage without planning permission, barn/office building), the area of which should all also be taken into account.

The roof of the proposed extension does not show subsidiarity to that of the existing house.

We note that Bedroom 2 will still not have open access to a bathroom, a proposal which has led to refusal of other applications in the area.

A Juliet balcony is proposed for Bedroom 1, this will not cause any increase in overlooking.