

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
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Kent DA12 3EA

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18th June 2024

Application ref 20240478

Broadwood House Pondfield Lane Shorne Gravesend Kent DA12 3LD

Demolition of existing conservatory and existing first floor patio store; removal of balcony balustrade and erection of a single storey side/rear extension with a Sedum roof covering. Juliet balcony bar to be installed across existing door opening on first floor.

The Parish Council has no objection in principle to this proposal but has concerns about the size.

The site is located in the Green Belt and the “Area of Outstanding Natural Beauty” (National Landscape Area), where the “one-third rule” should be applied.

The existing property is a large house in a large curtilage, which has already been considerably extended with a front extension, single-storey side and front extension and an attached 3 bay garage, a separate single garage, a small single storey rear extension and a large part single, part two-storey rear extension with balcony.

The proposal will result overall in adding an L-shaped, single-storey extension which includes a further side-extension lining up with the rear wall of the garage and then a full-width rear extension. The design is modern, in contrast to the existing house, but should not be visually intrusive assuming that tree cover remains. A green roof is proposed to the extension and Conditions are needed ensuring that this is properly maintained.