

# Shorne Parish Council

————— Borough of Gravesham —————

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9<sup>th</sup> January 2025

## **Application ref 20241107**

**Dunelm Woodlands Lane Shorne Gravesend Kent DA12 3HH**

**Erection of a single storey rear extension with roof lanterns. Erection of first floor front/side extension. Replacement porch and alterations to fenestration.**

This application is effectively a reapplication following refusal of permission for Ref 20240123 but with design and size improvements.

As previously, the Parish Council has no objection in principle to the house being extended, subject to there not being any significant valid objections from neighbours, but continues to have some concerns about aspects of the proposed design.

Woodlands Lane is a semi-rural location, and Dunelm is one of eight originally similar design detached properties that were built in the 1960's, six of which front the lane and are characterised by being set back with very open frontages laid to lawn.

The proposals change the appearance of the property away from compatibility with the neighbouring properties and the area, introducing a more modern design which could be more obtrusive due to obvious differences. There are greater areas of glazing and lowered sill heights, which latter also reduce privacy for the occupants.

### We also have the following specific points:

- The previously proposed double-height porch/atrium has been reduced to single storey and, although wider and therefore taller, is now more in harmony with the existing and neighbouring properties.
- The bathroom window on the south flank elevation, and all other such windows, should have permanently obscured glazing.
- The right hand (south) side extension is effectively infill.

- The left hand (north) side extension does not show subservience (at two-storey height) to the existing house so increases bulk when viewed from the roadway.
- No exterior lights are shown or therefore permitted.
- The proposed exterior appearance is not fully defined at present, the colour of any render should be specified (should be painted white/off white) and samples of the proposed facing brickwork should be supplied and approved prior to work being commenced.