

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
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Nr Gravesend
Kent DA12 3EA

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25th September 2024

Application ref 20240807

Tanners Grange Tanyard Hill Shorne Gravesend Kent DA12 3EN

Prior approval application for a single storey rear extension with a depth of 8.00 metres, maximum height of 3 metres and eaves height of 2.90 metres.

The Parish Council notes that the same plans are submitted as under application ref 20240585 which was recently refused a lawful development certificate.

Accordingly, we submit the same comments as previously submitted for ref 20240585:

The application is for an 8m deep, square profiled, flat roofed single storey extension behind the rear wall position of the original building.

As such, it might conform to present permitted development.

However, the proposal will further increase the floor area and is in combination with other previously permitted rear extensions:

- 1) This property has been subject to a considerable number of planning applications, and we consider that the main house and the overall property are being over-developed.
- 2) The Parish Council has on several occasions previously requested that permitted development rights for the whole site should be withdrawn, and it is disappointing that these requests were not actioned by GBC.
- 3) The floor area of the original dwelling appears to have been only about 100sqm, and the house has already been extended very considerably beyond the one-third rule.
- 4) Other built forms have also been constructed on the property (pool house, stables, residential accommodation over garage without planning permission, barn/office building with retrospective planning permission), the area of all of which should also be taken into account.