

# Shorne Parish Council

————— Borough of Gravesham —————

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25<sup>th</sup> September 2024

**Application ref 20240570**

**11 Court Lodge Shorne Gravesend Kent DA12 3EQ**

**Demolition of the current detached garage, replace with a double storey side extension, a single storey side extension with updated cladding and windows.**

The Parish Council has to **OBJECT** to this application, for reasons as follow:

Out of character:

Court Lodge is a long cul-de-sac of similar, traditionally designed houses. These are large and well-separated, and have pitched tiled roofs.

While extending the property is accepted in principle, the proposal introduces a starkly contrasting extension, in place of the existing garage, without trying to match or blend with the design of existing and nearby properties.

The proposed changes to windows and cladding will alter the appearance of the house without being due to necessity. The application refers to updating cladding but we are uncertain that there is any presently, only traditional hung tiles as usual in the area.

Adverse impact on the street scene:

The uncompromising modern design of the proposed extension, and high flat roof (much higher than the existing eaves), together with the property being located on higher ground at the end of the cul-de-sac, will be visually intrusive in the area and have a significant adverse effect on the street scene. There will be a considerable increase in bulk.

Other points:

A first-floor window is noted on the east (left) side elevation, this would not normally be permitted. It overlooks the private amenity area of the neighbouring property.

Solar panels are noted on the flat roof, these should not be visible from the roadway. Structures shown on the rear main roof are assumed to also be solar panels.

No staircase is shown to the loft, a hatch and ladder access is assumed to non-habitable use.