

Dear Lisa,

Re: Application Reference: 20240570 - 11 Court Lodge, Shorne, DA12 3EQ

Further to your email dated 5th November, we would like to provide other examples of large extensions or new build properties/buildings in the immediate vicinity of the property to support our application. There have been numerous large extensions approved, and we would like to show these to you as evidence as to why we believe the extension size is not too big and bulky. In this document, we have provided examples of large extensions, properties clad in timber that have been extended, and examples of new build dwellings replacing bungalows.

Please can you consider the photos and points below before making a final decision:

Barn built directly next to 12 Court Lodge.

There has recently been built a large barn to the side of 12 Court Lodge.

The first picture is of the site from Google Earth. It gives a sense of the huge scale of the building, and shows just how tiny our application is in relation to this. This barn is equivalent in size to 3 or 4 houses and has been built on a field. The 'barn' is visible from Court Lodge (both from the garden of no.12 and no.11 - both front and back gardens).

What should be noted in relation to the location of the barn is that the original field in which the barn is located was sloped. The highest point of the slope has been leveled and extensive ground works put in place so that the barn is placed at the highest part of the field. The result is such that the base position on which the barn has been built is easily above the fence level of the boundary between the original field and 12 court Lodge. As stated above the result is that the barn is visible from the front gardens of both 11 and 12 Court Lodge along with being visible in the back garden. We appreciate that this is a barn, but we would like to draw your attention to the fact that the building has been clad in dark timber.





Solar Panels:

Please see below two properties that have had solar panels installed to the front roof. We note that this was a concern of the Parish Council, and felt we should point out that there are examples already in Court Lodge:





Examples of Double Storey Extensions Built in Court Lodge:

Please see below photographs of two properties in Court Lodge that have been extended to the same scale as our application. Both properties were of a similar footprint to the application. The property immediately below has been extended to both the right and left:



The second property below has been extended to the both the front and right hand side of the property:



Both of these examples are large extensions.

Example of Properties with Cladding in Village:

There are a few examples of properties within the village that have been extended and cladding added. The barn next door is clad in black, with the properties shown below in the village also updated and extended in cladding. Therefore this application does follow a style of properties and buildings within the village:





Examples of New Builds:

There have been examples of new builds in the village. Bungalows have been knocked down and large houses replace them. We feel that the examples below demonstrate that large extensions and new build properties have been built throughout the village, and our application is smaller than a lot of the examples shown in this document:

The bungalow looked similar to this:



This bungalow on Tanyard Hill was replaced with a new build of large proportions, see below:



The below property replaced a bungalow along the Ridgeway, this is a new build property with dark windows:





Before Bungalow.



After a new build house.

Mixture of Styles:

There are a mixture of old and newer style properties in the village, therefore demonstrating, that newer properties have been built next to older properties not in keeping with the existing style:





Modern Village Hall.

Examples of Dark Windows:

The Parish Council raised the concern of dark windows please see some examples of properties with dark framed windows:







Finally we would like to demonstrate that dark cladding actually blends into the background. Our application site has trees to the front, and the dark cladding will merge into its surrounding. It will not stick out at all. Our clients have a dark clad office in their garden, please see below an image of this to demonstrate how the black cladding disappears from view:



Please see below photos of the site demonstrating how the proposal is hidden by trees and therefore the extension will hardly be seen from the road:



Please can you consider the above points before making your final decision.

Kind regards,

Sally Miller.



Office: 020 7095 8833

Address: 212 The Bon Marche Centre, 241-251 Ferndale Road, London, SW9 8BJ

Website: www.modelprojects.co.uk