

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
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The Street
Shorne
Nr Gravesend
Kent DA12 3EA

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14th March 2024

Application ref 20240150

The Manor House Gravesend Road Shorne Gravesend Kent DA12 3JR

Erection of a two storey side extension, single storey rear extension & single storey oak frame extension to the front.

The Parish Council has **concerns about but overall no objection** to this application, subject to there not being any valid significant objections from neighbouring properties.

The house is sited in a large curtilage. It is set well back from the Gravesend Road, to which it is sideways on so the front elevation faces west. It was previously extended further to planning application 20050299 however since then the permitted rear conservatory has been replaced as an orangery, the previous link from there to the garage (which has itself been converted to residential space) has been roofed over and connected to the previous utility room.

The present proposals are all on the north side of the property.

The two-storey element does not show subsidiarity but matches the rest of the frontage.

The rear single storey extension is satisfactory.

The **area of concern** is with the proposed front extension, which is incongruous in design (having full height glazing on three sides, including two sets of widely opening glass doors, on the frontage) and location. This element should be either omitted or relocated to the rear (east side) of the property.