

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
Mrs S Poole
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The Street
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12th June 2023

Application ref 20230514

Shorne Mead Pear Tree Lane Shorne Gravesend Kent DA12 3JT

Demolition of the existing dwelling and garage and the erection of a replacement dwelling with associated access and landscaping works.

The recent planning history of this site is long and complicated. The present proposal is to demolish and replace the existing house. The Parish Council **OBJECTS** to this proposal as follows:

- The proposed house is an ultramodern concrete and glass design which would be out of character with the nearby and wider area, and is inappropriate in a semi-rural context in the Green Belt.
- The proposed house will be visible from the street, where it will have a negative impact on the streetscene, and also widely in the landscape from other properties and the village.
- The proposed house has much greater mass and bulk, especially at first floor level – 1697 mcubed compared with 985 mcubed. (The mass of the garage building cannot be regarded as contributory.)
- The above aspects are shown clearly by the images on page 31 of the planning statement.
- The large amount of glazing will cause light pollution and reflections.
- The large windows and third-storey roof terrace will cause a feeling of overlooking and loss of privacy to neighbouring properties.

Suggested Conditions if to be permitted by GBC:

- Permanent suitable screening plantings should be required on the bank to Pear Tree Lane.
- Permitted development rights should be withdrawn due to the great increase in built form that has taken place on the site
- We also note that the cave structure with a chimney that has been built into the rear garden slope is again not shown clearly on the plans or mentioned in the planning statement. The applicant should be reminded that this and the other outbuildings on the property, including the garage building, are not residential in terms of being permitted to be used as living accommodation.