

Shorne Parish Council

————— Borough of Gravesham —————

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9th June 2026

Application ref 20260471

Gwendon Pear Tree Lane Shorne Gravesend Kent DA12 3JT

Application for a Proposed Lawful Development Certificate; Demolition of existing garage, erection of single storey extensions to both sides of existing dwelling. Hip to gable roof extension and dormer extensions in the east and west elevations.

This property is the last house on the north-west side of Pear Tree Lane as one heads towards Higham, meaning that there is no property to its north-east.

The Parish Council has no objection in principle to this latest application but has concerns about the large increase in floor area that is proposed in the Green Belt, with this application alone approximately doubling (100% increase) the floor area plus Ref 20260470 proposes another 65sqm which is approximately a 50% increase, so together the applications total increases of 150%.

The application has several elements:

1. Demolition of existing garage and erection of single storey extensions to both sides of existing dwelling:
 - Previous application Ref 20140222 is noted, which was permitted.
 - This is a new application for single-storey side extensions on both sides of the existing house, which together add approximately 120sqm in floor area, greatly exceeding the “one third rule” for Green Belt properties.
 - On the south-west side the side wall of the extension is within 1m of the boundary line to the neighbouring property.
 - The north-east boundary is not indicated on the layout plans.
 - Parts of the proposed extensions have more than 50% of the width of the original house so we question whether the proposals would be permitted development or whether a full planning application is instead needed.
 - In view of the large area of extensions that are proposed, permitted development rights should be withdrawn.

- A new single vehicle integral garage is being provided, and there should be enough parking within the actual curtilage to meet the needs of a 4-bedroomed house.
2. Hip to gable roof extension and dormer extensions in the south-east and north-west elevations:
- The proposed new windows on the south-west side of the first floor should have permanently obscured privacy glass and be non-openable below 2m from the adjacent floor level.
 - As per Ref 20260470, the roof of the extension should not be used as a balcony without specific planning permission.
3. Use of and damage to part of Court Wood:
- We note that the red line boundary on the site plan does not show the adjacent land under title K793472 as being in the ownership of the applicants. This should be clarified.
 - As in our representations regarding (refused) application ref 20230985 we noted that aerial views showed clearance of part of the neighbouring woodland at Court Wood to the north-east of the residential curtilage.
 - We believe that this area is part of that subject to the 1998 Court Wood Tree Preservation Order and Article 4 Direction. Some of this land has been put to garden use but a very large area of hardstanding was created, previously seen to be used for the parking of a large number of vehicles.
 - The woodland area needs to be restored and we request that, if considered appropriate, enforcement action should be taken to ensure this.

