

Shorne Parish Council

————— Borough of Gravesham —————

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

E-mail: clerk@shorneparishcouncil.org



14th July 2025

Application ref 20250650

10 Court Lodge Shorne Gravesend Kent DA12 3EQ

Demolition of existing garage and erection of a single storey side/rear extension and erection of a single storey rear extension.

Previous Application Ref 20250420 is noted, which was refused permission for process reasons. This one is a householder planning application for the same proposal, hence we make largely the same comments as follow:

The Parish Council has no objection in principle to this proposal.

The existing house is 4-bedroom but relatively small for the size of the plot. Internal reconfiguration will reduce the number of bedrooms to three. There will be enough on-site parking remaining.

The proposal is for flat-roofed, single storey extensions at the west side (extending back beyond the rear wall) and the rear, however the rear extension is offset, being partly behind the linked garage (link-detached to neighbouring property). The designs are similar to the existing side structures although a little taller.

The side extension includes a large storeroom with a garage-type door at the front, which is an unusual feature for a residential property. Conditions restricting business use may be needed.

It is noted that several trees are being removed (three each at front and rear), but reasons for this have not been given. A planting plan may be appropriate showing planting of replacement trees and bushes to maintain biodiversity on the site, as well as a lighting plan for any exterior lighting.

Due to the amount of the proposed increase in floor area, permitted development rights should be withdrawn.