

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

18th May 2026

Application ref 20260433

15 Cob Drive Shorne Gravesend Kent DA12 3DU

Demolition of existing rear conservatory. Erection of a single storey rear extension with three roof lights and raised patio.

The Parish Council has no objection in principle to the proposal, subject to there not being significant concerns raised by neighbours, but has the following comments:

- The original property was considerably extended in the mid 1970's (Applications refs 19750211 and 19760852 but no associated plans were found on the GBC website). Concern was expressed in the decision notices about there being enough on-site parking so as not to put pressure on on-street parking.
- Google Streetview images in 2012 show a wide integral garage (4.5m wide from current plans) but the current plans show that this has been converted to residential accommodation, without planning permission, and thereby reducing identified parking spaces on the property. A parking plan should be produced showing that there are the correct number of on-site parking spaces for the number of bedrooms (believed to be 5).
- The new raised patio will extend further back compared to previously and could give rise to overlooking and privacy reduction to the neighbouring properties (being primary school grounds to the east). Similarly for the additional windows on the eastern elevation.
- The chimney flue duct needs to run at an angle (likely 45 degrees) rather than horizontally as shown, so the position of the stove may need modification.