

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



5th March 2025

Application ref 20250122

Broadwood House Pondfield Lane Shorne Gravesend Kent DA12 3LD

Demolition of rear conservatory. Erection of single storey rear/side extension with roof lanterns and first floor bedroom extension with juliet balcony.

The site is located in the Green Belt and the “Area of Outstanding Natural Beauty” (National Landscape Area), where the “one-third rule” should be applied.

The existing property is a large house in a large curtilage, which has already been considerably extended with a front extension, single-storey side and front extension and an attached 3 bay garage, a separate single garage, a small single storey rear extension and a large part single, part two-storey rear extension with balcony.

This application is a re-application of ref 20240478, which was refused permission, although the Parish Council had no objection in principle but was concerned about the proposed size.

Subsequently, applications ref 20240920 (Lawful Development Certificate for the demolition of the existing conservatory and erection of a single storey rear extension), 20240921 (Demolition of first floor balcony store cupboard, removal of balcony railings and replacement of french door with windows. Erection of a single storey side extension) and 20240934 (Lawful Development Certificate for the erection of a garden building) were all approved. The Parish Council did not object to any of these.

It would appear that the applicant may at this time be attempting to use the previous permissions as a means of circumventing planning restrictions and forcing permission for acceptance of their original/current proposal.

As before, the Parish Council has no objection in principle to this proposal but has concerns about the size. The proposal will result overall in adding an L-shaped, single-storey extension which includes a further side-extension lining up with the rear wall of the garage and then a full-width rear

extension. The design is modern, in contrast to the existing house, but should not be visually intrusive assuming that tree cover remains. We note that the previously proposed green sedum flat roof has been omitted and two roof lanterns added.

As the presently submitted plans are nearly identical to those previously submitted under ref 20240478, this present application should also be refused, for the same reasons.

If however GBC is minded to permit this application, we note reference is made to the footings of the previously permitted garden room. Any footings already installed should be completely removed. Permitted development rights should be withdrawn, as is standard practice when there is a very great increase in floor area.