

Shorne Parish Council

————— Borough of Gravesham —————

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30th June 2025

Application Ref 20250553

Woodside Pear Tree Lane Shorne Gravesend Kent DA12 3JT

Application for a Proposed Lawful Development Certificate; Erection of two single-storey side extensions and a detached single-storey outbuilding.

Linked application Ref 20250554 for an 8m deep rear extension is also noted.

This is a repeat application further to Ref's 20250341, 20250342 and 20250343 which were withdrawn/refused previously.

Accordingly, the Parish Council's comments are otherwise largely unchanged as follows.

The Parish Council **OBJECTS STRONGLY** to this application.

Side extensions: For the side extensions, due to the falling land levels, they are likely to be taller than permitted development limits at their rear, and will also require significant engineering work to be built so they may not be permitted development. The two side extensions together increase the width (and floor area) by 100%, well more than the locally set "one-third" rule for enlargement of buildings in the Green Belt.

Outbuilding: Dimensions are not labelled on the plans, but the proposed outbuilding is at least the same size as the existing house and probably larger, so another 100% or more increase in built form on the site. It is now located further back on the site. It is shown as being only an office and gym (with no internal interconnection), with no detail given of other internal structure and proposed services to be provided. The building appears to be a residential annexe that is capable of being/becoming a separate dwelling. Due to the fall of the land, this building would also require considerable engineering works and would lead to the resultant eaves heights being greater than stated at the rear.

Summation of proposed expansion in this application: Taking all the proposed extensions and outbuilding together, there will be a large increase in built form, which will have a significant adverse effect on openness of the Green Belt.

Ground contours: Topographical plans showing existing ground contours and the relationship to these of the new side extensions and outbuilding need to be provided.

Planting plans: We note that a large number of mature trees have been cleared on this site. Plans showing proposed plantings, including remaining hedges and trees, are needed.

Exterior Lighting: An exterior lighting plan is also needed, giving details of all exterior lighting and how it is to be controlled.

Engineering works: As significant engineering works will be required, the proposal may not be permitted/lawful development.

Full planning application needed: As detailed above, a full planning application is required, which would also allow standard Conditions to be attached to the outbuilding.