

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



30th June 2025

Application Ref 20250554

Woodside Pear Tree Lane Shorne Gravesend Kent DA12 3JT

Prior approval application for a single storey rear extension with a depth of 8 metres, maximum height of 4 metres and eaves height of 3.20 metres.

Linked application Ref 20250554 for side extensions and an outbuilding 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This is a repeat application further to Ref's 20250341, 20250342 and 20250343 which were withdrawn/refused previously.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.

Rear extension: The plans show that the previous "front" extension has been relocated to the rear which solves the issue of adverse visual impact from the roadway.

At 8.00m deep however, the proposed extension is of greater depth than the existing house.

On its own it increases the floor area of the house by about 150%, well more than the locally set "one-third" rule for enlargement of dwellings in the Green Belt. Together with the separately proposed side extensions and outbuilding, an increase in floor area of about 350% is being proposed, which is excessive.

Construction would require significant engineering works, and due to falling land levels the rear of the extension would have a maximum height and eaves height greater than permissible without planning permission, which is therefore required.

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 proposed rear extension 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 as needed.