

Shorne Parish Council

————— Borough of Gravesham —————

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6th October 2025

Application ref 20250924

10 Court Lodge Shorne Gravesend Kent DA12 3EQ

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

This application follows Ref 20250420, which was refused permission for process reasons, and the identical Ref 20250650 which was permitted.

The present application is considerably different from those preceding. It further enlarges the house by adding a barely subsidiary two-storey side and rear extension on the western elevation, as well as the single-storey offset rear extension behind the garage (as previously permitted).

The site is inside the village envelope, at the southern end of Court Lodge where the existing houses have fairly consistent traditional design. The existing house is 4-bedroom but relatively small for the size of the plot. One garage is being lost but there should be enough on-site parking remaining.

While larger, the presently proposed scheme makes better use of the existing house. With a new 4th bedroom on the first floor of the extension, the house remains 4-bedroomed.

According to the first-floor plans, the dormer of bedroom 1 appears to be being enlarged forward although that is not shown on the front elevation view and appears to be as existing so this needs to be clarified.

The dormer of the new 4th bedroom is barely separated from the other existing/future central dormer and comes forward almost the same amount.

The Parish Council has no objection in principle to this proposal but considers that the side extension and its dormer should show greater subsidiarity, which would reduce the mass of the proposal which otherwise impacts adversely on the amenity of the street. They should be set back further on

the front elevation and for the roofline, as done previously at No.9 next door to the east, as these changes would reduce the bulk of what is proposed.

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.

We note that the neighbouring property at No.11 has also had plans submitted for a two storey extension, on its east side adjacent to No.10.

The site photographs show that trees and bushes have already been removed (the reason for this is not explained) and hardstanding extended at the rear. 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.