

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
Shorne Village Hall
The Street
Shorne
Nr Gravesend
Kent DA12 3EA

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24th April 2025

Application ref 20250330

16 Court Lodge, Shorne, Gravesend, Kent DA12 3EQ

Erection of a single storey rear and side extension. Demolition of existing garage & construction of a replacement garage. Porch overhang infill extension. Ancillary changes to Ground & First floors including window positions and rooflight to front of main roof.

The Parish Council has no objection in principle to this proposal but has concerns about light pollution from the rear extension and lack of privacy for the residents.

The plot of land is within the built-up area of the Village boundary, and on two sides is close, but not adjacent, to the Shorne Conservation Area.

The proposal is for significant extensions on two levels including a full width rear ground floor extension. We are pleased that the traditional and locally compatible appearance of the property (brick and hung tiles) is being retained.

Garden area: With the various patios and the rear extension, the amount of remaining rear garden for plants and wildlife is being greatly reduced. A planting plan should be submitted, including retention of existing hedges, bushes and trees.

Light pollution: There is concern that the large number and area of full height windows/doors on three sides of the extension, plus numerous roof lights, could lead to light pollution in the area. These should be reconsidered including as there could also be considerable seasonal heat gain/loss.

Lighting plan: A lighting plan is needed detailing all exterior lighting proposed and how it is to be controlled.

Glazing Area and privacy of occupants: The amount of glazing area in the rear extension could lead to privacy issues for the occupants as The Street and other properties locally are on slightly higher ground. The patio area could also lack privacy as it will be close to a first-floor window of the neighbouring house.

Permitted development rights: As the house is to have such large extensions, permitted development rights should be withdrawn.

Foul Sewer line: It is noted that the side extension involves building across the line of a foul sewer that serves other properties in the area.

Surface drainage line: We note that the property is very near to the line of the Culvert that drains from the stream in the grounds of the house opposite (1 Court Lodge), and then runs along Swillers Lane.