

Shorne Parish Council

————— Borough of Gravesham —————

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



E-mail: clerk@shorneparishcouncil.org

26th July 2022

Application ref 20220742

Long Acre Pear Tree Lane Shorne Gravesend Kent DA12 3JT

Prior approval for enlargement of the dwellinghouse by the construction of an additional storey.

The Parish Council **OBJECTS** to this proposal, for the following reasons and comments:

Visual impact on the streetscene:

The existing house is visible from the roadway although the building line is set back and the land falls away very slightly from the roadway to its location. Due to the roof being angled away from the roadway, although overall an out-of-character 1950/1960's modern design, the house is presently relatively unobtrusive.

The proposal to add an extra storey of the same design will however mean that the house will become highly visible in the streetscene with a locally out-of-character and visually intrusive design.

Landscape impact:

The Applicant refers to the house having being built to take advantage of the views in the area but the complementary assessment is that it is also visible within the wider landscape.

Adding an extra storey will mean that the array of full glazing will be visible to other residential properties in the area that are at the same land height (105m) or on higher ground as the roof/glazing is likely to exceed the bulk of the tree height.

Amenity of local residents:

While the property itself has no windows at the sides, other local properties do so these will have a detrimentally altered view.

Overlooking and reduction in privacy:

The overlarge top floor windows will lead to overlooking to neighbouring gardens and mutual loss of privacy.

There will in particular be overlooking to the swimming pool at “Mullion” to the west.

Reduction in openness in the Green Belt:

The proposed additional floor will increase the bulk of the building and lead to a reduction in openness.

Summary:

The Parish Council has several areas of disagreement with statements made in the applicant’s supporting statement and **OBJECTS** to the proposal as stated above.