

Shorne Parish Council

————— Borough of Gravesham —————

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21st October 2021

Application Ref 20211219

High Ridge Pear Tree Lane Shorne Gravesend Kent DA12 3JU

Demolition of existing side extension, chimneys, lower front bay and part of study roof. Erection of a two storey side extension, first floor bay over study and section of new pitched roof over first floor flat roof. Rendering over of existing brickwork. Replacement of windows and doors.

The Parish Council has NO OBJECTION IN PRINCIPLE to this application, subject to there not being any significant valid objections from neighbours.

We also have the following comments:

- High Ridge is presently a relatively small property for the size of its curtilage, there is room on the site for the remodelling and proposed extension without compromising the distance to the boundaries.
- It is unclear whether the property has previously been extended.
- The design layouts of the proposals are in keeping with the existing house and the area.
- The change to exterior rendered finish is noted, brick as existing might be preferable to be more compatible with the area and reduce effect on the streetscene.
- The proposed additional Juliet balcony will not cause or increase overlooking to neighbouring properties.
- The full-height glazing to the stairwell at the front might be reconsidered as a standard window.
- There is a fireplace(?) shown in the new living room but not apparently any chimney or vent.
- The proposals do not affect any trees on the site.
- There will be enough parking on the site to serve the enlarged house.
- The plans do not include any alteration to the road boundary treatment or site entrance gates.
- Suggested Conditions:
 - Side windows of first floor bathrooms should be top hung, to only open above 2m and to be obscure glazed.
 - If externally rendered, the colour of this should be a shade within white to cream as standard locally (off-white is stated on plans).