

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

16th September 2025

Application Ref: 20250853

Lenton Garth Racefield Close Shorne Gravesend Kent DA12 3EL

Demolition of existing dwelling and erection of a self-build detached 5 bedroom dwelling with detached garage forming garage, gym, workshop and store, erection of fence to boundary and associated landscaping.

The Parish Council has to **OBJECT** to this application due to its excessive size and height, and over-dominant appearance as detailed below. Overall, the proposal is inappropriate for the area.

We have the following comments:

- The site is an individual large plot within a more densely built-up area. The existing house is a good sized, 4-bedroomed, two-storey house that is an appropriate and compatible design for the wider area. It has a floor area of approximately 18m by 8.5m (153sqm) including the attached garage.
- Enlargements were previously permitted under Ref 20230332.
- The present proposal is a demolition and rebuild, to construct a 6-bedroomed dwelling with a much larger footprint (max 18m by 14m = 252sqm plus another 81sqm for the multi-purpose garage building = 333sqm in total, more than double the existing floor area). It would be three-storeys high, with a large amount of glazing (including on the side elevations although obscured glass) and increase in bulk. There would be a very dominant appearance (in part due to black brick and other detailing) to surrounding dwellings, all of which will feel overlooked.
- No exterior lighting is shown – a lighting plan and details of the control mechanisms are needed.
- Given the narrowness of the access to the site, and the close surrounding properties, the redevelopment will cause noise and dust nuisance to a large number of local residents, as well as potential traffic conflicts. These aspects may need to be Controlled by Conditions.