

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
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Kent DA12 3EA

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19th May 2025

Application ref 20250420

10 Court Lodge Shorne Gravesend Kent DA12 3EQ

Application for a Proposed Lawful Development Certificate; Erection of a single storey side/rear extension with a flat roof and associated works.

The Parish Council has no objection in principle to this proposal but considers that a full planning application may be needed.

The existing house is 4-bedroom but relatively small for the size of the plot. Internal reconfiguration will reduce the number of bedrooms to three. There will be enough on-site parking remaining.

The proposal is for flat-roofed, single storey extensions at the west side (extending back beyond the rear wall) and the rear, however the rear extension is offset, being partly behind the linked garage (link-detached to neighbouring property). The designs are similar to the existing side structures although a little taller.

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 about business use may be needed.

It is noted that several trees are being removed (three each at front and rear), but reasons for this have not been given. A planting plan may be appropriate showing planting of replacement trees and bushes to maintain biodiversity on the site.

Due to the amount of the proposed increase in floor area, permitted development rights should be withdrawn.