

Shorne Parish Council

————— Borough of Gravesham —————

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24th April 2025

Application ref 20250342

Woodside Pear Tree Lane Shorne Gravesend Kent DA12 3JT

Prior approval application for a single storey rear extension with a depth of 8 metres, maximum height of 4 metres and eaves height of 3.20 metres.

Linked Applications ref 20250341 and 20250343 are noted, as is the declaration that the applicant has not sought pre-application advice.

The Parish Council **OBJECTS STRONGLY** to this application.

The submitted plans also show the proposed side extensions and outbuilding (see 20250343) so it must be made clear in any decision notice that this Application reference number is only related to the so-called rear extension.

In view of the considerable increase in built form that is proposed, and could ensue if all the applications were permitted, we consider that the floor area of all the proposed extensions and outbuilding must be taken together in considering the overall increase that is proposed.

“Rear extension”: The plans show that what is stated in the application title and labelled on plans as a “rear Extension” is actually a very large front extension (as relating to the roadway). We note that the “front door” of the house is (unusually) located on the rear elevation but that does not alter the relationship of the house to the roadway, on which the extension will have visual impact.

At 8.00m deep this disproportionate proposed extension is of much greater depth than the existing house, and will require significant engineering works. This proposed extension extends significantly in front of the building line and on its own increases the floor area of the house by about 150%, well more than the locally set “one-third” rule.

Ground contours: Topographical plans showing existing ground contours and the relationship to these of all the new extensions and outbuilding need to be provided.

Planting plans: We note that a large number of mature trees have been cleared on this site. Plans showing plantings, including remaining hedges and trees, are needed.

Exterior Lighting: An exterior lighting plan is also needed, giving details of all exterior lighting and how it is to be controlled.

Engineering works: As significant engineering works will be required, the “rear” extension fronts the roadway, and due to the impact on openness of the Green Belt, the proposal may not be permitted/lawful development or suitable for the Prior Approval mechanism.

Full planning application needed: As detailed above, a full planning application is required, which would also allow standard Conditions to be attached, including removal of permitted development rights for the site.