

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



24th April 2025

20250343

Woodside Pear Tree Lane Shorne Gravesend Kent DA12 3JT

Application for a Proposed Lawful Development Certificate: Erection of two single-storey side extensions, single storey rear extension and a detached single-storey outbuilding.

Linked Applications ref 20250341 and 20250342 are noted, as is the declaration that the applicant has not sought pre-application advice. The “rear extension” application has also been made separately (see 20250342) but this application is for all the extensions and outbuilding together.

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

Side extensions: For the side extensions, due to the falling land levels, they are likely to be taller than permitted development limits at the rear, and will also require significant engineering work to be built. The two side extensions together increase the width (and floor area) by 100%, which may not be permitted development. The floor area of the house is also being increased by 100%, on their own well more than the locally set “one-third” rule.

“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 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.

Outbuilding: Dimensions are not labelled on the plans, but the proposed outbuilding is at least the same size as the existing house and probably larger, so another 100% or more increase in built form on the site. It extends greatly in front of the building line. It is shown as being only an office and gym (with no internal interconnection), with no detail given of other internal structure and proposed

services to be provided. The building appears to be a residential annexe that is capable of being/becoming a separate dwelling. Due to the fall of the land, this building would also require considerable engineering works and would lead to the resultant eaves heights being greater than stated at the rear.

Summation of proposed expansion in this application: Taking all the proposed extensions and outbuilding together, an increase of about 350% is proposed, which is an excessive increase in built form, and will have a significant adverse effect on openness of the Green Belt.

Ground contours: Topographical plans showing existing ground contours and the relationship to these of the new side 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.

Full planning application needed: As detailed above, a full planning application is required, which would also allow standard Conditions to be attached to the outbuilding.