

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
Mrs S Poole
Shorne Village Hall
The Street
Shorne
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Kent DA12 3EA



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2nd May 2023

Application ref 20230332

Erection of two storey front and side extensions, single storey rear extension, erection of detached outbuilding forming garage, gym, workshop and store and erection of fence to boundary.

Lenton Garth , Racefield Close, Shorne, Gravesend Kent DA12 3EL

The property currently has 4 bedrooms, the proposal is to have 5 (one downstairs). The site is large enough. It currently has in-and-out open road entrances and high mature hedges.

Overall, the Parish Council has no objections in principle to this proposal (subject to there not being any valid objections from neighbouring properties) but has the following comments including aspects that require review/revision:

- Bathroom windows: these, including at the rear, must have permanently obscured privacy glazing, and windows should only be openable top hung and 2m above the internal floor level.
- Colours: the colours of the vertical cladding and the rendered walls need to be defined, by condition if appropriate. The vertical cladding is shown on the plans as a light wood colour, the render should be painted a colour within white to cream.
- Garage dimensions and parking: at 5.6m sq internally and with a doorway only 4.67 m wide, the dimensions of the garage are too small for two average sized modern cars, in which case on-site parking provision may be inadequate for a 5-bedroom house. There also needs to be a sufficient on-site turning area. A parking plan should be submitted.
- Biodiversity loss: The existing mature hedges to the roadway frontage provide valuable biodiversity and nesting habitat, consideration should be given to providing replacement.
- Fences/gates and relocated road entrance: The plans appear to show the plot fully fenced at 1.8m height round the entire perimeter, including across the new driveway location where there may in that case be high gates – this need to be clarified. There are two

problems, which are the need for visibility splays and for any gates to be set back 6m from the highway so that vehicles waiting to enter can be pulled fully off the road. Input from the GBC and KCC Highways departments is needed.

Conditions to be attached: due to the large increase in built form and bulk, conditions should be attached preventing residential occupation/conversion of the garage/gym building as a whole and removing permitted development rights for the site.