

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
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Kent DA12 3EA

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22nd February 2024

Application ref 20240123

Dunelm, Woodlands Lane, Shorne, Gravesend Kent DA12 3HH

Erection of a two-storey front and rear extension and alterations to existing dwelling.

The Parish Council has no objection in principle to the house being extended at the rear, subject to there not being any significant valid objections from neighbours, but overall has to **OBJECT** to aspects of the proposed design.

Woodlands Lane is a semi-rural location, and Dunelm is one of eight similar design detached properties that were built in the 1960's, six of which front the lane and are characterised by being set back with very open frontages laid to lawn.

The proposals change the appearance of the property away from compatibility with the neighbouring properties and the area, introducing an urbanising, ultra-modern design which will be alien and obtrusive, with dominating and negative impact on the street scene. This is particularly resulting from the large areas of glass, which will also lead to light pollution, and together with the reduced sill heights will also cause a reduction in privacy for the occupants.

We have the following specific objections/concerns:

- The double height atrium causes a very dominant appearance while not adding to usable space on the first floor, we suggest it could be reduced to single storey.
- The atrium extends further forward than the existing porch, further in front of the building line, we suggest that the depth should be reduced to the original build depth of the adjacent front porches.
- The proposal includes a side balcony on the south side elevation, these (and non-obscured windows) are not normally permitted for side elevations due to adverse impact on privacy for neighbouring properties so this feature should be removed. This creates a problem for the window of the proposed 11msq bedroom.

- The 3D images of the rear appear to show a rear balcony from which users could overlook both neighbouring rear gardens, this is also not usually permitted.
- The proposals appear to double the floor area of the property, greatly exceeding the one-third rule (although this side of Woodlands Lane is within the village envelope).
- No exterior lights are shown or therefore permitted.
- The colour of the render is not specified, it should be painted white/off white.
- Due to the quantity of development proposed, we request that permitted development rights should be withdrawn, in order to control future development of the site in the interests of neighbour amenity.