

Shorne Parish Council

————— Borough of Gravesham —————

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29th January 2024

Application ref 20240017

Crabbles Cottage Pear Tree Lane Shorne Gravesend Kent DA12 3JS

Demolition of existing detached garage; erection of a two storey side extension, first floor rear extension and erection of new attached garage.

We note that previous application ref 20220896 was refused permission by GBC. There have apparently been pre-application discussions for this new application, the Parish Council was not involved or consulted.

As previously, the Parish Council has no objection to the principle of this house being updated and enlarged but has the following comments on this present proposal:

- The house is relatively small for this part of Pear Tree Lane but the residential plot is also smaller than average in depth. The applicant owns additional adjacent non-residential woodland land at the rear which is not fully shown on the site plan.
- The house is located very close to the roadway so extension and increase in bulk will impact on the street scene, however the demolition of the existing detached garage will mean that built forms become more compactly arranged.
- The house has previously been extended:
 - The original floor area of the house appears to have been about 46sqm
 - 19540339 permitted to add a ground floor bedroom and bathroom at the rear, increasing the floor area by about 24sqm or 57% more than as original.
 - 19540344, permitted additions nature unclear at present but with the same description
 - Various other alterations and additions have subsequently been made without planning permission including a detached double garage, an enlarged and then attached garage near the house, a front and north side single storey extension, a front porch and a rear single-storey extension.

- The proposal would result in a considerable increase in floor area and bulk but the applicant references the various alterations and enlargements that have taken place to other nearby houses.
- The proposed new attached garage is set further back than the existing, which improves the parking arrangements. The mansard roof appears acceptable.
- Plans do not include any changes to the road frontage of the property or any new gates to the driveways (which would not be permitted immediately on the roadside).
- Due to the size of the proposed extensions we request that permitted development rights should be withdrawn in order to control any future development proposals.

Overall, this present application has an improved design and layout compared to the previous application and the proposal will result in an improvement in roadside appearance over the existing (particularly due to rendering and painting the existing blockwork).