

Shorne Parish Council

————— Borough of Gravesham —————

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11th January 2026

Application ref 20251236

10 Court Lodge Shorne Gravesend Kent DA12 3EQ

Demolition of existing garage and erection of a part single, part two storey side/rear extension and a single storey rear extension.

This application follows Ref 20250420, which was refused permission for process reasons, and the identical Ref 20250650 which was permitted. Ref 20250924 for a larger proposal was then refused.

The site is inside the village envelope, at the southern end of Court Lodge where the existing houses have fairly consistent traditional design. The existing house is 4-bedroom but relatively small for the size of the plot. One garage is being lost but there should be enough on-site parking remaining.

While larger than previously permitted, the presently proposed scheme makes better use of the existing house. With a new 4th bedroom on the first floor of the extension, the house remains 4-bedroomed. The offset rear single-storey extension remains as previously permitted.

The Parish Council has no objection in principle to this proposal which has followed our previous suggestions. The present application is for a much less bulky scheme, similar to the neighbouring property at No.9, and therefore much more compatible with the area and streetscene.

The side extension includes a large storeroom with a garage-type door at the front, which is an unusual feature for a residential property. Conditions restricting business use may be needed.

The site photographs show that trees and bushes have already been removed (the reason for this is not explained) and hardstanding extended at the rear. A planting plan may be appropriate showing planting of replacement trees and bushes to maintain biodiversity on the site, as well as a lighting plan for any exterior lighting.

Due to the amount of the proposed increase in floor area, permitted development rights should be withdrawn.