

Shorne Parish Council

————— Borough of Gravesham —————

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



E-mail: clerk@shorneparishcouncil.org

13th January 2023

Application ref 20221310

9 Warren View Shorne Gravesend Kent DA12 3EJ

Demolition of the existing single storey rear extensions and construction of part two storey and part single storey rear extension, demolition of the existing single storey side extension and erection of new single storey side extension. Single storey rear extension to the existing garage to create a plant room. Loft conversion with rear pitched roof dormer and rooflights. Associated alterations to the existing house. Increased depth of patio including cutting into the bank and spoil to be spread over the adjoining garden area.

The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours, but also has the following comments:

- The property is in a dominant position on high ground at the eastern end of Warren View, where it is visible to other properties in the village and on Pear Tree Lane.
- The proposal extends the depth of the house by means of a mansard roof, in this instance appropriately as it keeps the roof height consistent with that of neighbours.
- Solar panels are proposed on the flat roof of the existing double garage, it is not clear whether these are to be laid flat on the roof or are to be mounted on an angled frame, this needs clarification. Although the panels will not be visible to the village they may be from properties on Pear Tree Lane.
- The proposed artificial grass on the garage roof seems inappropriate and unnecessary. It could have visual impact from higher ground. A more conventional roof covering would be preferable.
- The proposal involves depositing spoil on adjacent amenity land which is not part of the true residential curtilage of the property (the red line boundary shown is not strictly correct as the neighbouring land has separate Land Registry titles) however, if permissible, this should not cause any problems if properly landscaped.