

# Shorne Parish Council

————— Borough of Gravesham —————

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15<sup>th</sup> June 2026

**Application ref 20260530**

**Springhill Pear Tree Lane Shorne Gravesend Kent DA12 3JT**

**Erection of a submerged basement area to the rear of the existing dwelling and an extension to the existing garage at the front entrance courtyard.**

The Parish Council has no objection in principle to the proposal, subject to there not being significant matters raised by neighbours, but has concerns and comments as set out below:

- The house has previously been extended, plus residential outbuildings have been built in the garden (the proposal removes one of these). Significant landscaping works received retrospective permission. The front garden has been fully paved despite the Green Belt and semi-rural location.
- The application form states that there was a pre-application discussion with GBC in March 2026.

## Subterranean basement:

- The proposal: a very large, internally 14.5m by 14m (203sqm), basement and subterranean further extension, which will greatly increase the total floor area of the house. It is located partly under the existing house.
- Purpose: The purpose of the single room is not stated and no layout plan of the room is provided, so the situation regarding internal structure, supports and sub-divisions is unknown.
- Staircase: The staircase is shown as straight with 17 treads (18 risers) and apparently open plan to the room so without fire protection. There is no emergency exit, which will limit its use.
- Lack of natural light: There are no windows or rooflights shown.
- Landscaping etc: Landscaping, planting and exterior lighting plans should be required. Given the Green Belt and semi-rural location, the further increase in paved surfaces is a large concern.

- Excavation and removal of materials: Groundwork for creating the structure will require very considerable excavation of materials and their removal from site, resulting in a very large number of lorry movements which could cause nuisance to neighbours and interfere with traffic on Pear Tree Lane. Standard Conditions in this respect should be attached to any permission.
- Excavation depth: Excavation should not be deeper than the minimum required for creation of the foundations of the room as shown on the plans.
- Other Conditions: The proposed room should be only for domestic residential use in connection with the existing residential property. In view of the large increase in floor area that is proposed, permitted development rights should be withdrawn.

Garage extension:

- The extension to the garage is acceptable as it should be the same as the existing garage permitted under ref 20181142.
- Conditions should be attached again requiring the green roof and maintaining the screening vegetation to the roadway.