

Shorne Parish Council

————— Borough of Gravesham —————

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

E-mail: clerk@shorneparishcouncil.org



7th February 2024

Application ref 20240068

Application for a Proposed Lawful Development Certificate in respect of erection of part two storey and part single storey rear extension and single storey side extension.

Tanners Grange Tanyard Hill Shorne Gravesend Kent DA12 3EN

The Parish Council **OBJECTS** to this application, which **would not be lawful development and instead requires planning permission.**

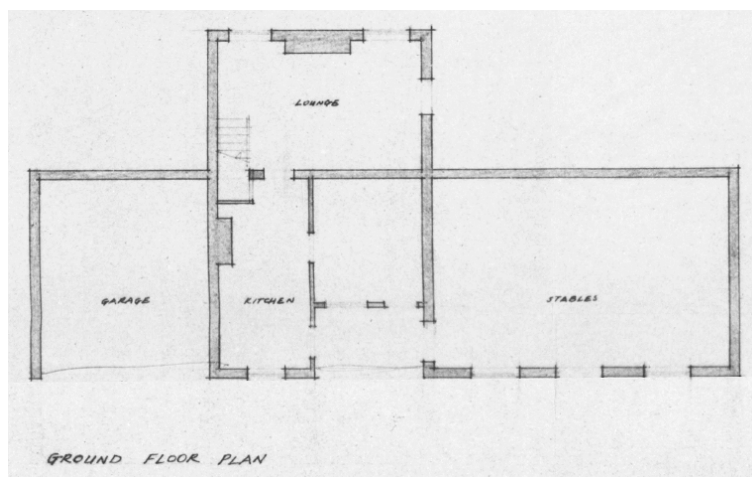
The Application has two parts:

- 1) Erection of part two storey and part single storey rear extension

This application is equivalent to a re-application of Ref 20221097 which was refused permission, and was itself a reapplication after refusal previously of Ref 20220868

The proposed extension extends eastwards beyond the original wall of the dwelling house, so **would not be lawful.**

Application Ref 19800849 shows the original floorplan:



Following through the plans over the years shows that the attached garage, which was not part of the original dwelling house as not living accommodation, is the kitchen of the current plans.

The proposed design remains incongruous. The proposal will increase the bulk and mass of the property, further increasing the floor area. Taken with the previously permitted single storey rear extension there will effectively be a full width extension of the presently existing house.

2) Single storey side extension.

This would be extending eastwards from the side of the original garage, which is not part of the original dwelling house, so **would not be lawful**.

Joining up to the pool house would not be permitted development and would require planning permission.

3) General points:

This property has been subject to a considerable number of planning applications.

The floor area of the original dwelling appears to be only about 100sqm, and the house has already been extended very considerably beyond the one-third rule.

Other built forms have also been constructed on the property (pool house, stables, residential accommodation over garage without planning permission, barn/office building with retrospective planning permission), the area of all of which should also be taken into account.

We consider that the main house and the overall property are being over-developed.