

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
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Shorne
Nr Gravesend
Kent DA12 3EA

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7th February 2024

Application ref 20240069

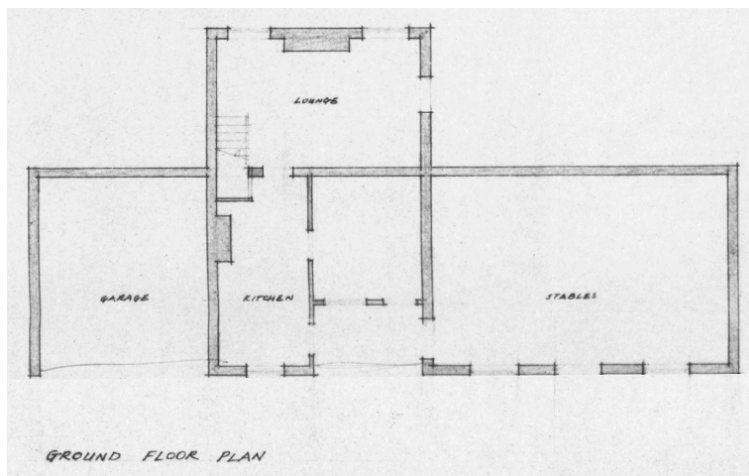
Tanners Grange Tanyard Hill Shorne Gravesend Kent DA12 3EN

Prior approval application for a single storey rear extension with a depth of 8.00 metres, maximum height of 2.60 metres and eaves height of 3.00 metres.

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

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

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 proposal will further increase 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.

General points:

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

The floor area of the original dwelling appears to have been 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.