

Shorne Parish Council

————— Borough of Gravesham —————

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



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15th June 2022

Application ref 20220554

Erection of single storey rear extension, double storey porch, side extension with conversion of garage and roof alterations to incorporate habitable rooms in the roof.

Red Tiles, Pear Tree Lane, Shorne, Gravesend Kent DA12 3JX

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

Red tiles is presently a fairly small house (three bedroom, one bathroom) for the size of its plot, on which it is located to one side. It has a structurally detached double garage and a traditional brick with hanging tiles design.

The proposal doubles the existing footprint of the house including a part width single-storey rear extension, to create a five bedroom, five bathroom house that will extend almost the full width of the plot. Very little of the existing external walls will remain and it is proposed for all the walls to be rendered and painted – it could be preferable to repeat the hanging tiles design, at least at first floor level at the front, in order to reduce visual impact.

The proposed side extension does not show subsidiarity with respect to the original house.

External parking would seem adequate after loss of the existing large garage but the proposed hardstanding over most of the front garden is regrettable and inappropriate in a rural area.

The addition of a loft level adds more bulk to the property and could be regarded as overdevelopment and having a negative effect on openness of the Green Belt. The rear dormer windows of the bedrooms in the roof could give rise to overlooking of neighbouring properties, particularly to “Brackenside” to the east.

The front dormer windows together with the very large atrium staircase window, which could be made a little smaller, give a very dominant appearance with negative impact on the streetscene in a rural area. Roofslope windows would be preferable at the front.

The atrium staircase could give rise to fire safety concerns especially for the loft level bedrooms.

The colour of the painted render is not stated and this must be established before any permission is granted – a colour within white to cream will be acceptable.

In view of extent of building proposed, permitted development rights should be withdrawn.