

Shorne Parish Council

————— Borough of Gravesham —————

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2nd May 2022

Application ref 20220377

10 Warren View, Shorne, Gravesend, Kent DA12 3EJ

Demolition of existing conservatory and erection of a single storey rear extension, front porch with alteration of the steps up to the porch, Replacement of the existing tile hanging to the front elevation and cladding of the rear elevation with black vertical boarding. Alteration to the existing patio to increase the width.

This property is located within the Warren View area of traditional styled “Billings” built houses, of which their brick structure and hanging tile frontages are an important and valued local architectural feature of the streetscene. The property is in a dominant position on the highest part of the estate so is visible to other properties in the area.

This proposal has several parts, and the Parish Council has the following comments on the submitted plans and works already undertaken:

1. Demolition of existing conservatory and erection of a single storey rear extension:

- The Parish Council has no objection in principle to this part of the application subject to there not being any valid objections from neighbouring properties.

2. Front porch with alteration of the steps up to the porch:

- The front steps currently are accessed from the left side, this is being changed to the right. A small section of path from the parking area will be needed to enable access but this is not shown on the plans.
- No changes are shown to the extent of the hardstanding area.
- The front porch is proposed to have a sloping glass roof. It is proposed that the base would be in blue-black engineering bricks and the walls are to have black vertical cladding. The Parish Council **OBJECTS** to this aspect of the proposals which, together with other proposed changes (see next point), would have a physically dominating, negative impact on the

streetscene. Brick to match the existing house would be preferable, or rendering in a light shade between white and cream.

3. Replacement of the existing tile hanging to the front elevation and cladding of the rear elevation with black vertical boarding:

- The Parish Council **OBJECTS** to the proposal for black cladding on the front elevation of the property, which appears to be a purely cosmetic change as there does not seem to be any physical reason why the hanging tiles need to be changed. This aspect of the proposals, together with the proposal for similar cladding on the new porch, would have a physically dominating, negative impact on the streetscene and also landscape impact to the village.
- The Parish Council has no objection in principle to the use of black cladding on the new conservatory and adjacent ground floor wall at the rear of the property, see point 1.

4. Alteration to the existing patio to increase the width:

- The Parish Council has no objection to this part of the proposals.
- It is noted that otherwise no engineering works are proposed in the rear garden.

5. Alterations already made:

- We note that the application form (but not the plans) refers to existing black window frames, we understand these were replaced by the applicant, these also have an impact on the streetscene.
- The front garden of the property has been completely paved, which was not shown on the plans, and the front steps have also already been altered.

In Summary:

The Parish Council **OBJECTS** to the proposals to use dark materials and black cladding on the front elevation of the property as these will be out of character with the area and would have a physically dominating and negative impact on the streetscene, and also landscape impact to the village. The hanging tiles should be retained, and brick to match the house or rendering of a light colour between white and cream would be preferable for the porch.