

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
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8th January 2024

Application ref 20231227

Erection of a two storey side extension and a two storey rear extension with catslide roof incorporating 2no. rear dormers and detached 3 bay car port.

Broadeaves Bowesden Lane Shorne Gravesend Kent DA12 3LA

Broadeaves has a large, wooded curtilage. The existing house is set well back on the plot and there is room for enlargement.

Previous application ref 20220193 is noted, which was permitted.

There are two elements to this application:

1) Extensions to the main house:

The Parish Council has no objections in principle to this part of proposal.

We commented previously about the proposed side window in the new first-floor bedroom on the eastern elevation, which is unchanged. As said previously, there is a window proposed on the east elevation as well as a new window on the south (front) elevation, now with a balcony. There seems to be about 20m distance from the new side window to the eastern boundary to the neighbouring property (Heron Gate). The total distance between buildings is a little more than the minimum standard privacy distance of 26m however consideration might be given to modifying this east side window (e.g. with privacy glazing) or omitting it completely.

2) Detached 3-bay car port:

The Parish Council is concerned about loss of mature trees that currently provide valuable mutual screening between the neighbouring properties. This could be reduced, and vehicular access would

be less constrained, if the large carport was set perpendicularly to the boundary fence rather than alongside.

Other comments/conditions:

The plans do not include any landscaping in the garden areas.

Submitted plans do not include a topographical plan of the site and/or a tree plan indicating which trees are to be removed or have their root systems curtailed - these should be provided.

Any relevant mature trees might be protected with Tree Preservation Orders.

In view of the amount of enlargement of the house and increase in built forms on the site that is proposed we suggest that permitted development rights might be withdrawn for the site.