

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
Mrs S Poole
Shorne Village Hall
The Street
Shorne
Nr Gravesend
Kent DA12 3EA
E-mail: clerk@shorneparishcouncil.org



15th March 2022

Application Ref 20220193

Erection of part single story part two story extension.

Broadeaves, Bowesden Lane, Shorne, Gravesend Kent DA12 3LA

The Parish Council has **no objection in principle to the proposal** subject to there not being any significant valid objections from neighbours.

We note that the proposed ground floor, single-storey rear extension extends laterally beyond the existing side wall of the house.

At the time of writing there is no “proposed elevations” plan available. For the new first-floor bedroom on the eastern elevation, there appears to be a window proposed on the east elevation as well as a new window on the south (front) elevation. There seems to be about 20m distance to the eastern boundary to the neighbouring property (Heron Gate) and 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 and instead enlarging the south window of the same room.

There should be enough parking provision on-site to support the increase in the number of bedrooms from four to six.

The plans do not include any landscaping in the garden areas or any removal of trees. Any relevant mature trees should be protected with Tree Preservation Orders.

In view of the amount of enlargement of the house that is proposed we suggest that permitted development rights should be withdrawn for the site.