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Sent: 05 September 2022 10:43
To: Planning Admin
Subject: 20220896 Crabbles Cottage, Pear Tree Lane
Attachments: 20220896 Crabbles Cottage, Pear Tree Lane - SPC reps.docx

From: Shorne Parish Council

Please find attached our representations on this application:

20220896 Crabbles Cottage, Pear Tree Lane

Regards,

Susan Lindley
Parish Councillor - Shorne
Chair of SPC Planning and Highways Committee

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Shorne Parish Council

————— Borough of Gravesham —————

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



E-mail: clerk@shorneparishcouncil.org

5th September 2022

Application ref 20220896

Crabbles Cottage Pear Tree Lane Shorne Gravesend Kent DA12 3JS

Demolition of existing detached garage, erection of a double garage with rooms over, infill link extension, two storey with bedrooms under sloping roof and general alterations upgrade.

The Parish Council has no objection to the principle of this house being updated and enlarged but has the following objections to/comments on this present proposal:

- The house is relatively small for this part of Pear Tree Lane but the residential plot is also smaller than average in depth. The applicant owns additional adjacent non-residential woodland land at the rear which is not fully shown on the site plan.
- The house is located very close to the roadway so sideways extension will have significant impact on the streetscene, with greatly increased mass/bulk and negative impact on the streetscene and openness in the Green Belt.
- The house has previously been extended:
 - The original floor area of the house appears to have been about 46sqm
 - 19540339 permitted to add a ground floor bedroom and bathroom at the rear, increasing the floor area by about 24sqm or 57% more than as original.
 - 19540344, permitted additions nature unclear at present but with the same description
 - Various other alterations and additions have subsequently been made without planning permission including a detached double garage, an enlarged and attached garage near the house, a front and north side single storey extension, a front porch and a rear single-storey extension.
- The present proposal would result in a floor area of about 225sqm (excluding another 45sqm of garage with habitable accommodation over). These figures represent a 5-6 fold increase in the floor area over the original house.
- The proposed first floor has 6 bedrooms, a parking plan is needed showing that sufficient parking and turning can be provided safely on-site.

- Plans refer to an existing access roadway but if originally present this appears to be blocked by the existing detached double garage. The Design and Access statement describes this as a new access route to be created.
- Most of the extension does not show subsidiarity to the original house.
- We understand that KCC Highways will not allow shingle driveways due to the gravel spilling onto the roadway, and require bonded surfaces within 6m of the roadway.
- Plans do not include any changes to the road frontage of the property or any new gates to the driveways (which would not be permitted immediately on the roadside).
- The proposed first floor balcony should not be extended onto the adjacent flat-roofed structure. Its indicated location should not cause any overlooking to the neighbouring property.
- If permitted, the garage/gym section should have conditions attached that it is only an annexe and cannot be used as separate, self-contained residential accommodation.
- Due to the size of the proposed extensions we request that permitted development rights should be withdrawn in order to control any future development proposals.