

Shorne Parish Council

————— Borough of Gravesham —————

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17th August 2025

Application ref 20250709

11 Court Lodge Shorne Gravesend Kent DA12 3EQ

Demolition of garage. Erection of a side/rear two storey extension. Erection of a single storey side extension. Changes to fenestration and cladding. Installation of solar panels to rear roof slope.

Application Ref 20240570 is noted, which was refused permission by GBC and dismissed at Appeal.

This present application has some features in common with the previous application and therefore we still have some concerns (see below). Overall, these amount to **OBJECTION** to the proposal on the grounds of unsuitability of some aspects of the design:

Submitted plans:

- The set of plans on the GBC website do not include an existing front elevation, however this can be found with the previous application. This omission is important as the plan shows the current hanging tiles on the left side of the front elevation.
- The existing garage doors (up and over type, not as shown) are drawn as still being there on the proposed front elevation plan however they appear on other plans to be being replaced with windows.

Matters of concern:

- Removal of hanging tiles and vertical cladding:
 - The two-storey extension is shown with vertical cladding. This extends across the whole back of the house and also onto both sides and part of the front elevation. This is considered both unnecessarily and inappropriately extensive change, seemingly without a valid structural reason.
 - Red clay (not slate as stated in the Design and Access Statement) hanging tiles are a standard and valued design feature of properties in the area, which should be respected and included in the design as much as possible.

- If truly essential, vertical cladding just on the two-storey extension could be acceptable, subject to approval of details of the materials and colour (preferably light).
 - Otherwise, the property will again be considerably out of character with the area, Court Lodge being a long cul-de-sac of similar, traditionally designed houses. These are large and well-separated, have pitched tiled roofs, and red clay hanging tiles where present.
 - The proposed rear view of the property will be visually intrusive to neighbours.
- Roofline and first floor windows of the two-storey extension:
 - Due to the window height and design, the eaves roofline of the two-storey extension is again rising above the eaves height of the existing roof, so looks very dominant.
 - The new windows on the first floor at the front do not connect suitably with the new roof area.
 - Dormers as already existing on the right-hand side of the roof at the front would be better structurally and more compatible with the local street scene.