

Shorne Parish Council

————— Borough of Gravesham —————

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8th September 2025

Application Ref: 20250806

Orchard House Thong Lane Shorne Gravesend Kent DA12 4AD

Erection of a single storey extension to garage and erection of a first floor extension over the garage.

The Parish Council previously commented on Application Ref 20250416 which was withdrawn before determination, and has also commented on Ref 20250773 (a recent LDC for a rear extension).

This present application has some similarities to Ref 20250416, hence our comments are also similar. Welcome changes have been made to reduce the increase in bulk, introducing a barn hip and flat roofed dormers but including two of these at the front of the property.

The existing property has 3 bedrooms and is of modest size for the size of the plot it occupies. The proposal will add a first floor master suite in the new extension. There will be enough parking on site to serve the enlarged house.

The site is located in Thong Conservation Area with listed/heritage buildings to 3 sides, where it stands out presently as being of incongruously modern design. The bulk of the property, easily seen from the roadway, is being increased.

The Parish Council has no objection in principle to this proposal but has but has some comments about design and colour scheme:

- Glazing: The proposal includes over two-storey height glazing at the front entrance, actually extending above the eaves. This will be visually intrusive among mostly period properties. This feature should be modified – more conventional window at first-floor level could be preferable.
- Flat-roofed dormers at the front: It is preferable to avoid having these – the design should be reviewed. The flat-roofed dormer above the over two-storey height glazing at the front increases its adverse visual impact.

- Proposed black cladding: The colour of the cladding is a difficult call. The property is currently white clad, and is nearly opposite the Listed, currently white clad White Horse Cottage. However, many other properties in the immediate area are at least presently clad with black.
- Brickwork/rendering: The proposal is to retain and match the existing brickwork but if any rendering should be considered needed (for example where windows are being moved/blocked up), this should be white/off-white.
- Withdrawal of Permitted Development Rights: In view of the overall size of the total proposed extensions to the building, and the forthcoming Lower Thames Crossing landscaping to the rear, we request that PDR's should be withdrawn for this site.