PLANNING APPLICATION representations submitted from 19/5/25 to 5/7/25:

Ref	Address	Description	SPC Submission
20250441	Inis Coilite Tanyard Hill Shorne Gravesend Kent DA12 3EN	Demolition of existing rear conservatory. Erection of single storey rear extension and two storey side extension with rear balcony and rooflights. Change of catside and dormer roof to a front gable. Conversion of the loft space with dormers to rear roof slope. Fenestration alterations to windows and doors.	The Parish Council has no objection in principle to this proposal but has concerns about the visual impact of some elements of the proposed design. The existing property is a "Billings" detached house, the last and highest in the row on the east side of Tanyard Hill. The plot is larger than usual with the existing house located to its north (downhill) side. These houses have cats-slide roof areas as a standard and uniform design feature. <u>First-floor front extension</u>: • We are unhappy with this element of the proposal, which greatly changes the appearance of the house without adding much to the utility of a secondary bedroom. • The proposed change will have adverse visual impact to the street scene and the overall neighbourhood, increasing the impression of the increased bulk. • We consider that the cats-slide roof element should be retained. <u>Rear dormers</u>: • The plans show these as being too tall as they are not subsidiary to the existing roof ridge. The height of these should be reduced. <u>Parking</u>: • The proposal increases the number of bedrooms from 3 to 4 but there should be enough parking are on the site. There will not be any problems of overlooking or impacts on privacy of the neighbouring house. Due to the size of the proposed extension and small size of the remaining plot, permitted development rights should be withdrawn.
20250450 Refused	Cape Cottage Manor Field Shorne Gravesend Kent DA12 3DX	Erection of a side/rear single storey extension with associated internal and external works.	The Parish Council has no objection in principle to this proposal but has concerns about the visual and physical impacts. The existing property is a single-storey bungalow, with a basement garage, that is set on ground that is much higher than Manor Field there being a very steep and tall grassed bank which is a feature of the south side of the cul-de-sac. A modest front extension was permitted in 1985 and there have been other changes made previously to the steps, and recently to the windows. <u>Visual appearance and dominance</u>: • Although not itself within the Shorne Village Conservation Area, this is immediately adjacent on two sides of the site, and the extended property would have visual impact to The Street. • The building already has a dominant appearance to Manor Field and this dominance, and its bulk, would be greatly increased.

			• The proposed light coloured wooden cladding would be very different to all neighbouring and nearby properties. • Materials to be used should instead match the existing and nearby properties, being red brick and/or white painted render. <u>Stability of the existing bank</u>: • The proposed extension will extend up to the very edge of the bank. • This causes concern about potential adverse impact on its stability resulting from the engineering works for the foundations. Due to the size of the extension and small size of the remaining plot, permitted development rights should be withdrawn.
20250537	Merrievale Pear Tree Lane Shorne Gravesend Kent DA12 3JU	Erection of a two storey detached double garage.	The Parish Council has no objection in principle to this proposal, for a second garage which is close to the house and probably commensurate with its size, but has the following comments: • The property already has a link attached large double garage with ancillary accommodation over. • There are also 5 open air parking places. • This proposal makes 9 parking places in total, which exceeds normal needs for the number of bedrooms (4). • The proposed garage is larger than average. • The proposed building is in front of the building line of the property. • Conditions should be attached preventing the room over the proposed garage being used as living accommodation, or the entire building becoming a separate dwelling.
20250553	Woodside Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Application for a Proposed Lawful Development Certificate; Erection of two single-storey side extensions and a detached single-storey outbuilding.	Linked application Ref 20250554 for an 8m deep rear extension is also noted. This is a repeat application further to Ref's 20250341, 20250342 and 20250343 which were withdrawn/refused previously. Accordingly, the Parish Council's comments are otherwise largely unchanged as follows. The Parish Council OBJECTS STRONGLY to this application. Side extensions: For the side extensions, due to the falling land levels, they are likely to be taller than permitted development limits at their rear, and will also require significant engineering work to be built so they may not be permitted development. The two side extensions together increase the width (and floor area) by 100%, well more than the locally set "one-third" rule for enlargement of buildings in the Green Belt. Outbuilding: Dimensions are not labelled on the plans, but the proposed outbuilding is at least the same size as the existing house and probably larger, so another 100% or more increase in built form on the site. It is now located further back on the site. It is shown as being only an office and gym (with no internal interconnection), with no detail given of other internal structure and proposed services to be

			provided. The building appears to be a residential annexe that is capable of being/becoming a separate dwelling. Due to the fall of the land, this building would also require considerable engineering works and would lead to the resultant eaves heights being greater than stated at the rear. Summation of proposed expansion in this application: Taking all the proposed extensions and outbuilding together, there will be a large increase in built form, which will have a significant adverse effect on openness of the Green Belt. Ground contours: Topographical plans showing existing ground contours and the relationship to these of the new side extensions and outbuilding need to be provided. Planting plans: We note that a large number of mature trees have been cleared on this site. Plans showing proposed plantings, including remaining hedges and trees, are needed. Exterior Lighting: An exterior lighting plan is also needed, giving details of all exterior lighting and how it is to be controlled. Engineering works: As significant engineering works will be required, the proposal may not be permitted/lawful development. Full planning application needed: As detailed above, a full planning application is required, which would also allow standard Conditions to be attached to the outbuilding.
20250554	Woodside Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Prior approval application for a single storey rear extension with a depth of 8 metres, maximum height of 4 metres and eaves height of 3.20 metres.	Linked application Ref 20250554 for side extensions and an outbuilding is also noted. This is a repeat application further to Ref's 20250341, 20250342 and 20250343 which were withdrawn/refused previously. Accordingly, the Parish Council's comments are otherwise largely unchanged as follows. The Parish Council OBJECTS STRONGLY to this application. Rear extension: The plans show that the previous "front" extension has been relocated to the rear which solves the issue of adverse visual impact from the roadway. At 8.00m deep however, the proposed extension is of greater depth than the existing house. On its own it increases the floor area of the house by about 150%, well more than the locally set "one-third" rule for enlargement of dwellings in the Green Belt. Together with the separately proposed side extensions and outbuilding, an increase in floor area of about 350% is being proposed, which is excessive. Construction would require significant engineering works, and due to falling land levels the rear of the extension would have a maximum height and eaves height greater than permissible without planning permission, which is therefore required. Summation of proposed expansion in this application: Taking all the proposed extensions and outbuilding together, there will be a large increase in built form, which will have a significant adverse effect on openness of the Green Belt. Ground contours: Topographical plans showing existing ground contours and the relationship to these of the proposed rear extension need to be provided.

			Planting plans: We note that a large number of mature trees have been cleared on this site. Plans showing proposed plantings, including remaining hedges and trees, are needed. Exterior Lighting: An exterior lighting plan is also needed, giving details of all exterior lighting and how it is to be controlled. Engineering works: As significant engineering works will be required, the proposal may not be permitted/lawful development. Full planning application needed: As detailed above, a full planning application is required, which would also allow standard Conditions to be attached as needed.
20250549	Ridgeway House , The Ridgeway, Shorne, Gravesend Kent DA12 3LW	Demolition of existing single storey rear projection and erection of a two storey rear extension and changes to fenestration.	The Parish Council has no objection to this proposal. The majority of the proposed changes are internal or at the rear and do not impact on the street scene. The proposed new window at the front (ground floor) is acceptable as it matches existing, this should be required by Condition. Bedrooms are being increased from 3 to 4 but on-site parking should be adequate.
20250566	3 Coutts Avenue Shorne Gravesend Kent DA12 3HJ	Construction of single story rear infill extension, addition of pitched roof to existing rear extension with habitable room in roof space. Hip to gable roof extension with dormer extension to the front. Alterations to the front elevation with the repositioning of door and porch.	The Parish Council has no objection in principle to this proposal but has the following comments: The property is presently a detached bungalow, the first on the north side of Coutts Avenue. The plot is side adjacent on the west side to the gardens of 4 properties on Green Farm Lane, and the neighbouring property to the east is already a house. The attached garage has been converted to residential accommodation. The proposal squares off the ground floor and adds a second floor with hip to gable extension. It is unclear if the ridge height is being raised. The proposal increases the bulk of the property when viewed from the front/street, perhaps small barn hip ends could be considered to soften the appearance. The changes to the eaves line and porch at the front seem to result in an imbalanced appearance – the design of this aspect should be reviewed and improvements made. Assorted windows are proposed at first floor level: • Bathroom windows should only be openable above 2m height from the floor level and have permanently obscured glass. • Velux windows should have a sill height of at least 2m from the floor level. • The design includes a Juliet balcony, which could give rise to overlooking of private amenity areas of neighbouring dwellings. The number of bedrooms is unchanged so there is no additional parking impact from at present.