

# Shorne Parish Council

————— Borough of Gravesham —————

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28<sup>th</sup> May 2023

## **Application ref 20230459**

### **1 Gabriel Gardens Gravesend Kent DA12 4QD**

**Erection of part two storey and part single storey side, front and rear extension to create a new dwelling; erection of two storey front extension to existing dwelling, formation of two car parking spaces in the front garden and formation of vehicle access to existing parking area.**

The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objection from neighbours, but has concerns that the design and layout may not be suitable or achievable.

The property is an end-of-terrace house on a larger than average plot, which is narrower at the front than the back and is constrained by a garage and driveway belonging to another property. There are not presently any dividing walls or fences. A grassed passageway runs along the side of the plot.

The proposal is to build on another house, making the existing dwelling a mid-terrace. The new house is proposed to be built around the constraining garage on two of its sides, leaving inaccessible spaces and so mutually compromising maintenance.

The existing house is less than 6m wide and is shown in the proposal as having parking space for two cars side-by-side, however the width may be too narrow for this. The proposed new house would have a frontage tapering to less than 4.5m wide, so although two cars are shown parked the width would be inadequate. Neither property would have space left to freely access their front door when vehicles are parked.

The existing house has a stairwell window on the side elevation, which would be lost. A two-storey front extension is shown. A dropped kerb is needed for its parking area.

A dropped kerb is also needed for the proposed additional house. In combination these reduce overall availability of on-street parking in the area.