

Shorne Parish Council

————— Borough of Gravesham —————

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28th September 2022

Application ref 20220956

Reserved Matters Application for the approval of details of appearance, landscaping, scale, full particulars of all fences, walls or other means of enclosure to the plot boundaries of the residential units and of cycle storage and refuse bin storage facilities pursuant to outline planning permission reference number 20190870 for the outline application with some matters reserved for the demolition of existing garage, and erection of 2no. three bedroom houses each vehicular access.

28 Coutts Avenue, Shorne, Gravesend, Kent DA12 3HJ

This application relates to application ref 20190870 however a later application ref 20220642 is awaiting determination.

The application has several sections and the Parish Council has the following comments with objections where stated:

Plot 28A

The original application proposed a 3-bedroom dwelling of the same footprint as the original No 28 whereas this application has a 4-bedroom house with a larger footprint at location 28A.

Application ref 20211382 subsequently allowed No 28 to have a changed design and 4 bedrooms, the Parish Council had OBJECTED to this due to the proposal being an incongruous design and forward of the building line, and with a low amount of amenity space for the area but permission was granted by GBC.

There is no reason for the design and size of 28A to also be changed, and a design based on the previously agreed 3-bedroom footprint should instead be submitted as that would blend better between Nos. 28 and 30.

The Parish Council considers that with the small and constrained size of the plot, a 4-bedroom house represents overdevelopment.

Alternatively, if GBC are minded to permit a 4-bedroom design matching No 28 then we suggest that 28A should be moved back on the plot so that the building line averages between the new design No 28, and No 30, and be given a larger garden by splitting the remaining plot between dwellings 28A and 28B. The amenity space of 28A is presently very small and out of character with the general area.

The bin store for 28B encroaches on the parking provision for 28A (see also below).

The plot only has two parking spaces and no visitor parking. Parking on Coutts Avenue is extremely constrained through a combination of narrowness and competitive demand and this proposal makes the situation worse through the creation of wide crossovers, as also at No 28, as well as the access road to 28B.

Plot 28B

It is not clear if the shed/cycle store is only for 28B or is shared, which would be unusual. Assuming it is only for 28B it would be better located nearer the house it relates to.

Subject to comments above about the inadequate amenity space allocation of 28A, 28B could usefully be moved to be more central on its plot.

As stated in our previous representations the bin store is impractically (for the dwelling/residents) and pointlessly distant from the house as GBC refuse collectors anyway require bins to be taken to the kerbside for their access.

Conditions should be attached such that the loft cannot be converted, or only with high level roofslope windows.

The proposed accommodation is cramped and out of character with the area. There is a disproportion between the size of the bungalow and the size of its plot, the bungalow could be made larger in footprint (but only single storey).

This plot also has only two parking spaces although the turning head could be used by visitors for short periods.

Overall matters

We note that there are no trees on the proposed plots, especially 28B as shown although examination of the Google aerial view shows that the property includes a number of sizeable/mature trees, these should be retained as much as possible.

Still relevant Conditions previously attached should be carried forward to this new application.

If to be permitted, conditions should be imposed removing all permitted development rights from the new 28A and 28B dwellings, to prevent loft conversion, in the latter case to a two-storey dwelling, reasons include protecting the amenity of neighbouring properties and that enlargement of the dwellings could render the parking provision to be even more inadequate.

Similarly addition dwellings should not be permitted on the overall site.