

Shorne Parish Council

————— Borough of Gravesham —————

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22nd November 2021

Application Ref 20211314

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

Reserved Matters Application for the approval of details of appearance, landscaping, layout and scale pursuant to outline planning permission reference number 20210407 for the demolition of existing house, erection of 2.no four bedroom dwellings and creation of vehicle crossovers.

The property was granted outline planning permission for two 4-bedroom dwellings under application ref 20210207 however 4-bedroom dwellings had previously been refused permission for reasons including cramped rooms and overdevelopment of the site. Permission for two three-bedroom dwellings was previously granted under revised application ref 20180322 but this permission was allowed to lapse.

In the present application the applicant has continued with the reversion to proposing nominal four-bedroom, detached layout dwellings however this once again provides minimum sized and cramped accommodation out of keeping with the area.

The Parish Council continues to have significant concerns about this proposal and has the following comments:

- The proposal would have a detrimental effect on the street scene, the design is considered unsatisfactory and would be out of character with the area (cramped layout and alien external design), and in our view would constitute overdevelopment of the site.
- The reversion to detached dwellings places the buildings closer to the neighbouring boundaries although mitigated with hipped roof design on the outer sides.
- The internal layout is cramped for the number of residents proposed, the 4th bedroom being particularly small due to angled ceiling on two walls even if the floor area is minimally compliant with guidance.
- The parking layout proposed could satisfy regulatory requirements but causes reduction in on-street parking availability in an area where on-street parking is problematic and competitive. We note that the previous advice from GBC Engineering about reducing of the number of vehicle crossovers and providing visibility splays has not been implemented.
- The proposal would set an undesirable precedent in the area.