

Shorne Parish Council

————— Borough of Gravesham —————

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Application ref 20221360

3 Park Cottages Tanyard Hill Shorne Gravesend Kent DA12 3LF

Erection of two-storey dwellinghouse adjoining south side of existing terrace

Park Cottages is a row of 3 dwellings located within the Chestnut Green Conservation Area, where they contribute strongly to the local street scene. The buildings have an unusual external style but are not listed despite their age. There is/was side garden space at both ends of the row, of greater width on the north side.

For context, No 1 at the northern end was granted permission to build a chalet bungalow in the side garden, it is set back behind the original building line and adjoins Racefield Close. Subsequently, No 1 was successfully extended in period style while still leaving a good gap to the new boundary. No 3 does not have the same situation as it is adjacent to the Grade II listed buildings of Homewood Cottages, so affects their setting, and the existing gap is smaller at approximately 8m wide.

The proposal is to extend No 3 Park Cottages in matching style (although the brickwork patterning becomes asymmetrical) but to include creation of an additional infill, end-of-terrace dwelling. Only a narrow gap would be left to the flank wall of No 12 Homewood Cottages.

The Parish Council has no objection in principle to No 3 also being extended in matching style and materials, subject to there not being any significant valid objections from neighbours, but has the following comments and concerns about the proposed design and layout, including the addition of another dwelling:

- No 3 is very small, with only 1 bedroom. The proposal extends it by 1.7m in width and creates a better staircase and a small second bedroom. Two rear rooflights are introduced.
- No 3 has a large outbuilding in the rear garden, the purpose and use of this is not clear.
- The proposed No 4 will have two bedrooms. It will have a side window on the ground floor but the adjacent rendered side wall of No 12 Homewood Cottages is blank.

- In our opinion, the overall width of the combined additional new building is too wide, and the side wall comes too close to the neighbouring dwelling. A larger gap should be left, and overall it might be preferable to simply extend No 3 as a mirror image of what has been achieved at No 1 as otherwise the proposals risk overdevelopment of the site.
- On-site parking should be adequate, however in view of the proposed alteration to existing layout and the proposed future sharing, a parking plan should be submitted as part of the application.
- We note that there are rainwater and sewer drains from other properties that drain into communal soakaways and sewers located within the curtilage of No 3. These must be preserved in the proposals and retained and/or replaced in any building works.
- The proposed garden arrangements for No 4 are slightly unusual with a rim left acting as a passageway to the rear of No 3. The minimum width of this passageway needs to be clarified and maintained throughout its course. Its narrowness impacts on the setting and ambience of No 12 Homewood Cottages.
- Conditions should be attached regarding the outbuilding of No 3, that it is only an annexe to No 3, is not residential and cannot be used as a separate dwelling.
- Conditions should be attached requiring that materials to be used externally should be identical in appearance and materials as for the remainder of the row, the advice and input of the Conservation Architect would be welcomed.

There is additionally a difficult situation in the area regarding access to a piece of land that belongs to No 7 Homewood Cottages but is locked in with access only through other residential gardens. We believe that it could however be better and more properly accessed from the new passageway to No 3 if the gate to No 3's garden was set further back and access via a new gate into the landlocked garden permitted – we would like to see access granted and the situation regularised as part of Conditions attached to this application.

Note: The plans do not include measurements, and the “street elevation” and “existing” plans accessible on the GBC website are not complete drawings.