

Shorne Parish Council

————— Borough of Gravesham —————

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4th October 2023

Application ref 20230957

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 one car parking space in the front garden and formation of vehicle access to existing parking area.

This is effectively a re-application following refusal of Application ref 20230459.

The Parish Council has no objection in principle to this proposal (meaning to add an extra terraced house), subject to there not being any significant valid objection from neighbours, but still has significant concerns about the design and revised layout.

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 the garage and driveway belonging to another property. The plot has now been fenced off from the grassed passageway running along its side.

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 (belonging to No.3) on two of its sides, leaving inaccessible spaces and so mutually compromising maintenance.

The existing house is only 5m 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, and one parking space for 2.5 bedrooms. This is barely sufficient and could encourage on-street parking, the availability of which is being reduced by the proposal as dropped kerbs are needed for both properties.

The upstairs layout has been altered but there is still overlooking to the Judeth Gardens property at the rear. We also now have concerns about the size, layout and available useable space for bedroom 3, which appears substandard.

We note that the porches have been increased in depth with a changed door position. We did not comment on this previously but note the arrangement by which the dividing wall of the porches is offset from the line of the current side wall of the existing house so encroaches on its space. The proposed new boundary line will further narrow the parking and access width available for the existing house and causes an imbalance in design.

The existing house has a stairwell window on the side elevation, which would be lost. There appears to be a narrow void space between the properties.

We disagree with much of the discussion and attempted comparisons in the Planning Statement.

On balance, we consider that this Application should also be refused permission unless there are significant improvements made to the proposed design and layout.