

# Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer  
Mrs S Poole  
Shorne Village Hall  
The Street  
Shorne  
Nr Gravesend  
Kent DA12 3EA



E-mail: [clerk@shorneparishcouncil.org](mailto:clerk@shorneparishcouncil.org)

24<sup>th</sup> December 2022

**Application ref 20221289**

**7 Fairfields Gravesend Kent DA12 4QG**

**Change of use of Garage and conversion to flat roof and part double storey side extension with pitched roof and inclusion of Garage**

The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours, but also has the following comments:

- The existing property is a three-bedroom semi-detached house, the number of bedrooms is not being increased.
- The proposed two-storey side extension shows subsidiarity at the front only. It extends almost to the boundary.
- There is a utility room window proposed on the side wall of the extension which would look directly into the rear garden of the neighbouring property, this window should be required by Condition to have obscured glazing and only be openable above 2m height and with a top hung upper window.
- The existing garage has already been part converted to storage, the proposed garage will again be of inadequate size to accommodate an average car but could be used for motorbikes/bicycles. A Condition should be attached preventing loss of the assigned garage space through residential conversion.
- The existing layout allows parking for up to two vehicles in tandem, in front of the existing garage - this space will be lost by the proposal, which is a matter of concern. Otherwise the property has very limited parking due to the common access layout situation, and no visitor parking. On-street parking in the area, for additional cars or visitors, is very difficult and limited in quantity and could be exacerbated by this proposal.