

Shorne Parish Council

————— Borough of Gravesham —————

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

E-mail: clerk@shorneparishcouncil.org



19th August 2026

Application ref 20260782

29 Coutts Avenue Shorne Gravesend Kent DA12 3HJ

Erection of a ground floor side infill extension and erection of a first floor extension incorporating the conversion of loft space into habitable rooms with roof lights, increase in roof height and alterations to fenestration.

This is a revised application following the previous refusal of Ref 20260456.

The Parish Council has no objection in principle to the proposal (to convert the bungalow to a house), subject to there not being significant concerns raised by neighbours, but has the following comments:

The proposal is to now change the property from a 3 bedroom single-storey bungalow to a 4 bedroom house. The present application has been improved by, among other changes, omitting the previously proposed conversion of the garage, and having a double gabled roof profile rather than mansard design.

Despite the design improvements it remains the case that the proposed design will be visible from the nearby public footpath and will impact on the street scene however this has already been adversely affected by previous planning decisions in the area. It will still impact adversely on the neighbouring property to the east, which is on lower ground, reducing light to living room windows and having quite an overbearing appearance.

On-site parking spaces remain at 4 including the garage, arranged as at present.

The western elevation is very close to the boundary.

A proposed bedroom on the second floor has a window on the eastern elevation which has been changed to being a high level window.

The loft should only be used for storage and not as habitable space, and no further alterations (including to the roof) should be allowed. A Condition should also remove permitted development rights for the whole site.

A location for refuse bins and also bicycle storage needs to be identified.

Comment: We note that part of our previous representation was omitted from the Officer Report for Ref 20260456.