

Shorne Parish Council

————— Borough of Gravesham —————

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20220839

**Conversion of existing house to 10no. flats including side and rear extension and loft conversion.
Conversion of rear annex building to 2no. dwelling houses including proposed new dormers.
Construction of new apartment building to form 11no. new apartments. Construction of 8no.
semidetached and 1no. detached houses and associated development.**

Cobham Lodge , Valley Drive, Gravesend, Kent DA12 5UE

Thank you for asking the opinion of Shorne Parish Council on this application which lies just outside the Parish Boundary but will have adverse visual and landscape impact on Parish areas.

The Parish Council commented **objecting** to the previous application ref 20190169, which was refused.

This current application shows some improvement on the previous application however the Parish Council still wishes to overall **OBJECT** to this proposal for the following reasons:

The site presently features a good sized detached house, plus a large detached annexe, on a large garden plot with similar sized neighbouring houses. Alongside are other houses that were built subsequently along the southern boundary, some very close to it. The existing buildings fit in well in the area, which is an urban fringe to rural setting.

The proposal has several sections:

a. To convert and extend the existing house (side, rear and loft) and convert to 10 flats:

- Retention of the existing building will have less impact on the streetscene
- The proposed flats are small but this could be a useful addition to accommodation locally
- There are 9 parking spaces but 10 flats.

b. Conversion of rear annexe building to 2no. dwelling houses including proposed new dormers:

- No objection as the building already exists and conversion is proposed.

c. Construction of new apartment building to form 11no. new apartments:

- We **OBJECT** to this element due to landscape impact and overlooking of neighbouring properties so reducing their amenity - It would be preferable for it to be omitted but if to be permitted, this block is at least one storey and possibly two-storeys too tall.
- If omitted then both parking spaces and landscaping could overall be improved.

d. Construction of 8no. semidetached and 1no. detached houses and associated development

- These are proposed very close to, and causing overlooking of, existing neighbouring housing and should be reconsidered as they are negatively impacting amenity.
- We **OBJECT** to the half-a-semi at the end as it looks incongruous and shoe-horned into place, so should be omitted. Without this the properties could be more separated, reducing the terraced appearance.

Increased traffic volumes and turning movements in an increasingly busy traffic area are also a concern.

The new flats building would be highly visible in the landscape and would therefore detrimentally affect the nearby Area of Outstanding Natural Beauty, Thong Village Conservation Area, Shorne Woods Country Park, Claylane Woods and the general Green Belt landscape.

The proposal overall is out-of-character and results in over-intensification of the plot. We consider this proposal to be overall inappropriate, to include backland development and to constitute overdevelopment of the site.

Parking arrangements are impracticably minimalistic in size and numbers. If unallocated (as suggested by others) there will be constant neighbour disputes being built into the scheme. There is also no visitor parking provision and there are no electric vehicle charging points.

The failure to provide any affordable housing as part of the scheme is regrettable.

Permitted development rights should be withdrawn.