

Shorne Parish Council

————— Borough of Gravesham —————

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14th July 2025

Application ref 20250606

21 Burdett Avenue Shorne Gravesend Kent DA12 3HP

Application for a Proposed Lawful Development Certificate for a loft conversion with rear dormer and roof lights to front roof elevation.

The Parish Council has concerns about this proposal and has the following comments:

The property is a fairly modern-looking house located on the north side of Burdett Avenue, near the far end where properties have a more individual appearance.

It must be noted that Application Ref 20250146 (Demolition of attached garage and erection of double storey side extension, infill single storey rear extension with a raised patio and addition of two bay windows to the front elevation) was previously permitted, which increased the number of bedrooms from 3 to 4.

It is unclear why this present proposal was not included at that time, however it must be assumed that this application is additional to the previous permission.

The present proposal would create another bedroom in the roof space. The front rooflights and rear dormer are satisfactory but taking the two applications together, the house could become 5-bedroomed, which could be overdevelopment.

Bathroom facilities will be on the floor below, with only one bathroom shared between 5 bedrooms (although there is a toilet on the ground floor) which is substandard accommodation.

Together with 20250146, and with 5 bedrooms, the on-site parking provision (with loss of the garage) would be inadequate. This could cause problems due to spill-over onto the street especially as Burdett Avenue is so narrow and on-street parking is therefore restricted and competitive.