

# Shorne Parish Council

————— Borough of Gravesham —————

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18<sup>th</sup> May 2026

**Application ref 20260456**

**29 Coutts Avenue Shorne Gravesend Kent DA12 3HJ**

**Erection of a ground floor side infill extension and erection of a first floor extension. Conversion of garage to habitable space with flat roof and rooflight. Changes to fenestration.**

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 change the property from a 3 bedroom single-storey bungalow to a 6 bedroom house with a mansard roof, inclusive of residential conversion of the existing garage.

On-site parking spaces are being reduced from 4 to 3.

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 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. Consideration should be given to there being a sloped roof on that side.

The western elevation is very close to the boundary.

A proposed bedroom on the second floor has a window on the eastern elevation which will overlook the neighbouring property and its private amenity areas, so should have permanent privacy glass and the window not opening below 2m above floor level, as for all the bathrooms. The balcony may also give rise to privacy concerns.

The loft should only be used for storage and not as habitable space, and no alterations should be allowed by Condition. 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.

Overall, the Parish Council considers this proposal might be over-development of the site. We are particularly concerned about the reduction in parking provision for residents and visitors (no provision), as due to the narrowness of Coutts Avenue and the recent increase in housing units in the immediate area, on-street parking is even more difficult and competitive than previously.