

Shorne Parish Council

————— Borough of Gravesham —————

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12th December 2024

Application ref 20241013

135 Astra Drive Gravesend Kent DA12 4QF

Retention of single storey rear extension and demolition of existing garage to form additional amenity space.

The Parish Council wishes to **OBJECT** to this application on the grounds of overdevelopment of the property and site, and impact on other residents.

We note that regrettably the application is retrospective despite the applicant being aware of the planning applications processes.

Planning History:

The property has been subject to a number of extensions and planning applications over the past few years:

- Previously had a full width two-storey rear extension and a single storey front and side extension.
- 20190390 Erection of a single storey rear extension with a pitched roof, and erection of first floor side and front extensions - Refused
- 20190938 Erection of a single storey rear extension with a pitched roof, and erection of first floor side and front extensions (but plans show only front and two-storey side extensions) - Refused
- 20200137 Erection of first floor front and side extensions (Same plans as 20190938) - Refused and Appeal Dismissed

Since 2020 the property has been subject to further alteration and extension, without planning permission, parts of which are the subject of this present application.

Alterations presently under consideration:

Single storey rear extension:

This is an extension added to the rear of a previous two storey extension, the total depth from the rear wall of the original house is within the 8m currently allowed as permitted development.

However, the extension is effectively the same proposal that was refused in 20190390 but is actually of greater depth. It now joins onto the garage and there is no longer any way to the rear of the property except through buildings.

The amenity space (garden) has been reduced to approximately 5m by 6m, which is inadequate for a property of this size.

We would have objected/raised concerns about this part of the application.

Demolition of existing garage and replacement with larger amenity building:

On the plans, the semi-detached garage appears to be the same dimensions as previously but no elevations or internal layout are provided detailing its use as “amenity space”.

On aerial views the garage roof appears to have been extended back to the rear fenceline, an increase in area of approximately 50%.

We are unable to form a proper opinion on this element until further details of the elevations and internal layout and proposed use are provided.

Loft conversion with front rooflights and rear box dormer:

The box dormer extends wider and further towards the rear wall of the original property than would normally have been permitted.

It is unclear whether the box dormer roof is subsidiary to the roof ridge height, the plans do not show a side view of the dormer. Lateral views from nearby streets suggest that it may be higher than the ridge line.

We would have objected to/raised concerns about this design.

Parking:

Conversion of the garage has reduced the amount of on-site parking and this may now be inadequate for what has become a 4-bedroom house.

Summary:

The applicant has made alterations to the property without planning permission, including a single storey rear extension that had previously been refused permission. The overall situation is now of unattractive overdevelopment of the site with available amenity space (garden) and parking both

being inadequate and substandard for the area. Adverse impact on neighbouring properties is also a consideration.

We are unable to evaluate the garage enlargement and conversion without proper plans but request that if it is to be permitted then strong Conditions should be attached that it is only an annex to the house and cannot be used as sleeping accommodation, as a separate dwelling or to operate a business.

In view of the planning infringements, enforcement action should be considered and taken if deemed appropriate.