

Shorne Parish Council

————— Borough of Gravesham —————

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9th November 2022.

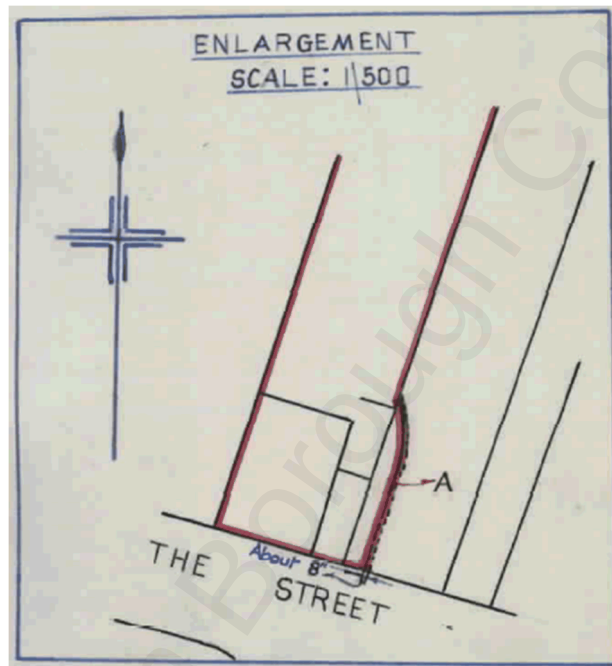
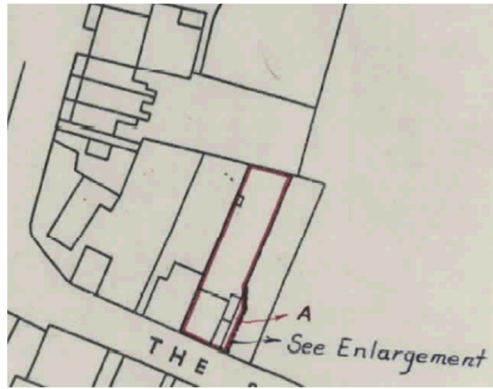
Ref 20220965

Land Between 29 And 31 The Street Shorne Gravesend Kent

Demolition of the existing garage and erection of a detached 3-bed dwelling with associated parking, amenity space and landscaping.

The Parish Council wishes to overall **OBJECT** to this application, with the following comments:

1. The site: This is a very difficult and narrow site, with straight and parallel sides except where narrowed near the front (pavement) boundary. It lies within the Shorne Village Conservation area, and is also constrained by an ancient wall on the right (eastern) border. The plot is fairly level however The Street drops away from west to east.
2. Previous uses: Historically, the site was used for a greenhouse and private allotment at the rear and for a small prefabricated garage and hardstanding near the roadway.
3. Previous applications and Appeal: There have been several previous planning applications, not all of which are listed in the supporting documentation. All previous applications have been refused/withdrawn, and an Appeal in relation to the most recent application Ref 20180857 was dismissed. The Appeal discussion referred to the importance of the openness of the site to the Conservation Area.
4. Disagreement with applicants supporting statement: The Parish Council disagrees with various content of the applicant's supporting statement.
5. Site plans submitted are incorrect:
 - Land Registry plans for the adjacent property at 29 The Street ref K189870 have been accessed online, and these show that the submitted layout and land ownership plans, and therefore the measurements of available width of the site, are incorrect. (An additional narrow strip of land was also transferred in 1967).
 - There is presently no fence/wall separating off the front of the site from the land belonging to No. 29, and allowance needs to be made for this in the plans. However, installation/construction, also of the western wall of the proposed house, would be constrained by the safety margin needed for the sewer drains and manhole access needs. The manholes appear to be on the land belonging to No 29.



- The submitted “Street View-proposed” plan shows a significant fall in level at the rear of the property but this should not be the situation.
6. Other constraints: As well as the remaining part of the ancient wall on the right, the site contains sewer drains serving other and neighbouring properties that also cross the site - consideration would need to be given to these structurally within the design and any subsequent build. A large soakaway is noted shown at the end of the garden. We also observe that aerial wires to another property cross the site.
7. Proposed design:
- While some minor changes have been made since the previous application, we have to continue to **OBJECT** to the proposed design, considering it to provide cramped accommodation and to be too large for the site, possibly constituting overdevelopment. A two-bedroom dwelling might be more appropriate for such a constrained site.
 - Insertion of an incongruous, narrow detached dwelling would be detrimental to the street scene and also to the amenity of neighbouring properties: No 31 would be particularly affected by the higher roof ridge height and 2nd storey rear projection while No 29 will suffer loss of light to habitable rooms and its side windows would face a featureless blank wall.

- We **OBJECT** to the proposed two-storey rear projection as it negatively affects the amenity of the neighbouring property at No 31 - a single storey rear projection as shown, but which could be across the full width, would be acceptable instead.
 - We are concerned that there is proposed to be a spare room marked “study” on the first floor, which could easily be used as an additional bedroom. The plans convey the impression of a four-bedroomed house, while there are two dining tables shown on the ground floor so there is room for a home office area there. We suggest that the 1st floor bathroom should be moved into the “study” space and the rear projection of the bedroom removed with incorporation of the previous bathroom space.
 - The proposed bin and cycle shed is impractically distant from the house and affects the amenity of the neighbouring properties. The gap at the side of the house is constrained by the ancient wall so the side wall of the house will need to be located far enough away from it to allow bins to pass through while two vehicles are parked. Bins put out for collection must not obstruct the pavement.
8. Parking: The plans show only two spaces, one of which impedes access to the front door when in use while the other will block access to the side gate. The proposed spaces are only 4.9m deep and are less than 2.5 m wide, which dimensions are substandard. There is no visitor parking provided and the immediate area has double yellow lines. This area of the village has great competition for on-street parking spaces, with nearby side roads all being very narrow. The proposed dwelling is likely to increase such problems, and this is a significant concern. The fully open frontage for parking is unusual for the area and will be visually intrusive.
9. If to be permitted/suggested Conditions to be attached:
- Materials to be used should harmonise with existing properties nearby in the area.
 - Removal of Permitted Development Rights to prevent subsequent further extensions of the property and any garden buildings.
 - Requirement to retain and conserve the remainder of the ancient wall.
 - Parked vehicles must not overhang the pavement/dropped kerb area.
 - A construction method statement and detailed plans of the retained manhole access and bridging of foul drains should be provided and agreed before any construction can begin.