

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
Shorne Village Hall
The Street
Shorne
Nr Gravesend
Kent DA12 3EA

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30th June 2025

Application ref 20250566

3 Coutts Avenue Shorne Gravesend Kent DA12 3HJ

Construction of single story rear infill extension, addition of pitched roof to existing rear extension with habitable room in roof space. Hip to gable roof extension with dormer extension to the front. Alterations to the front elevation with the repositioning of door and porch.

The Parish Council has no objection in principle to this proposal but has the following comments:

The property is presently a detached bungalow, the first on the north side of Coutts Avenue. The plot is side adjacent on the west side to the gardens of 4 properties on Green Farm Lane, and the neighbouring property to the east is already a house. The attached garage has been converted to residential accommodation.

The proposal squares off the ground floor and adds a second floor with hip to gable extension. It is unclear if the ridge height is being raised.

The proposal increases the bulk of the property when viewed from the front/street, perhaps small barn hip ends could be considered to soften the appearance. The changes to the eaves line and porch at the front seem to result in an imbalanced appearance – the design of this aspect should be reviewed and improvements made.

Assorted windows are proposed at first floor level:

- Bathroom windows should only be openable above 2m height from the floor level and have permanently obscured glass.
- Velux windows should have a sill height of at least 2m from the floor level.
- The design includes a Juliet balcony, which could give rise to overlooking of private amenity areas of neighbouring dwellings.

The number of bedrooms is unchanged so there is no additional parking impact from at present.