

Shorne Parish Council

————— Borough of Gravesham —————

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6th October 2025

Application ref 20250964

27 Coutts Avenue Shorne Gravesend Kent

Erection of an outbuilding to contain annex and tool shed.

The Parish Council has some concerns about this application.

The property is one of a pair of small but 4-bedroomed (7-person), newly built houses on the north side of Coutts Avenue near to the far end of the road.

The proposal is for a very large (11.3 by 6m plus 0.80m roof overhang = 77sqm), residential building and storage room at the far end of the garden. No justification of need is provided and the building, although called an annexe, is capable of being used as a separate residential dwelling. The proposed use of the "Tool Store" (16sqm internally) is not stated.

A gap of 1m is left on two sides but the eastern side is immediately adjacent to the fence line of the neighbouring house, which would create difficulty for maintenance.

With the site to become a 5-bedroomed, 9 person property there is concern about the adequacy of parking, as there are only 3 parking places on the site and street parking in Coutts Avenue is competitive and difficult.

We note from aerial views that the neighbouring new property at No.25 constructed a similarly located but smaller structure, of unknown use, before the house at No.27 was completed. Several other properties in the area can be seen to have garden structures but these are smaller than what is proposed here.

If this application is to be permitted we suggest that Conditions should be attached stating that the building is only an annexe to the main house and preventing use as a separate dwelling or for business use. The tool store area should not be habitable accommodation and not be joined up with the rest of the building.