

Shorne Parish Council

————— Borough of Gravesham —————

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18th October 2021

Application Ref 20211188

17 Coutts Avenue Shorne Gravesend Kent DA12 3HJ

Erection of single storey rear extension; construction of dormer extensions in the front and rear roof slopes; conversion of roof space into habitable rooms; and erection of single storey outbuilding in rear garden to provide games room/office.

The Parish Council has NO OBJECTION IN PRINCIPLE to this proposal, subject to there not being significant valid objections from neighbours, but has the following comments and concerns:

The existing property is single-storey and semi-detached, and on the north side of Coutts Avenue. The land here slopes to the north and from east to west.

The proposal has a number of elements:

- Full-width ground floor rear extension – This is satisfactory as there are not any new side windows.
- Rear box dormer – this is subservient to the existing roof. The proposed juliet balcony could however cause overlooking to the neighbouring property.
- Front box dormer - this is also subservient. We generally prefer for front box dormers to be avoided, however several other properties in Coutts Avenue already have these.
- Number of bedrooms: The increase in number of bedrooms from 2.5 to 4.5 is noted.
- Bathrooms – no bathroom is being provided upstairs and there is only a single enlarged bathroom downstairs. The design of this could perhaps be improved.
- Garden Room – although large this does leave gaps to the boundaries. Conditions should be attached that it is only an annexe to the main house and cannot be used as residential accommodation or as a separate dwelling. The proposed fish pond is noted.
- Parking – sufficient, adequate size parking needs to be demonstrated as available on site for both residents and visitors. On-street parking in Coutts Avenue is already extremely restricted and causes problems for both traffic and pedestrians.
- We have concerns that the proposals could constitute overdevelopment of the site.