

Shorne Parish Council

————— Borough of Gravesham —————

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16th September 2025

Application Ref: 20250180

1 Gabriel Gardens Gravesend Kent DA12 4QD

**Erection of a new two storey dwelling attached to existing dwelling with associated works.
Erection of front porch and creation of vehicular crossover to existing dwelling.**

This is a re-designed proposal following refused previous applications 20230459 and 20230957 and subsequently a dismissed Appeal.

The property is an end-of-terrace house on a larger than average plot, which is narrower at the front than the back and is constrained by the garage and driveway belonging to another property.

This application is different in that it proposes an additional 1.5 bedroom house as an in-line extension to the length of the terrace. The existing dwelling would become a mid-terrace.

The Parish Council again has no objection in principle to this proposal (meaning to add an extra terraced house), subject to there not being any significant valid objection from neighbours, but still has significant concerns about the proposed design:

- The proposed new dwelling would almost touch the side of the garage of No3, and along with the proposed shed would prevent maintenance access.
- The proposed new dwelling would be narrower than the original houses but this should not appear too obvious.
- There are discrepancies on the plans regarding the proposed porch and dividing line between No1 and the new dwelling – there is an offset which is not shown clearly on all the plans.
- The off-setting of the front boundary between the existing and proposed dwelling, including the division of the porch, would be a very unusual situation.

- The ridge line of the shared porch structure looks odd as it is offset (as is the division between the two) being in front of the original dwelling rather than equally shared and on the existing boundary line, as would normally be expected.
- The frontage of No1 would become only 5.25m wide, which is inadequate to park 2 vehicles and maintain an access route to the front door between them.
- A porch design similar to that at the neighbouring dwellings in the same terrace might be preferable.
- The room sizes of the new dwelling are very small so it will be a cramped form of development.