

[REDACTED]

Mrs K Parkin
Gravesham Borough Council Planning
Civic Centre
Windmill Street
Gravesend
Kent DA12 1UA

13 April 2024

Dear Mrs Parkin,

Application ref 20240247 : 8 Warren View Shorne Gravesend Kent DA12 3EJ
Erection of a single storey side extension with associated alterations and creation of a raised patio in the rear garden

I refer to the above application and write [REDACTED] to lodge an objection on the grounds that the proposed development, and in particular the significantly raised patio, will cause a loss of amenity and privacy [REDACTED] Shorne.

The proposed development features an extensive raised patio area at the rear of the house which is clearly intended to be used as an outdoor dining area and generally as an extension of the new dining room. The proposed elevation of this patio will result in the inevitable loss of privacy [REDACTED]

[REDACTED]

We believe that the proposed development is contrary to the following planning policies:

Gravesham Local Plan Core Strategy
Policy CS19: Development and Design Principles

- 5.15.14** *New development will be located, designed and constructed to:*
- *safeguard the amenity, including privacy of neighbouring properties and land;*

We also have concerns that the proposed development contravenes your supplementary planning guidance:

Supplementary planning guidance 2 - Residential layout guidelines

All planning applications for new dwellings, extensions to existing dwellings, flats, maisonettes and bedsitters (whether they are new buildings or are to be achieved by conversion), must comply with the

Borough Council's adopted Residential Layout Guidelines as set out below. These guidelines set out minimum standards for privacy distances and garden areas.

Privacy distances and overshadowing

16 All applications for new dwellings (including flats) will be expected to comply with the Borough Council's privacy distances and guidance on overshadowing. The standards specified protect the privacy and amenity of the occupiers of existing dwellings.

17 Where windows of habitable rooms face each other (whether across a road, pedestrian way or private garden) a window-to-window distance of at least 21 metres should be provided. Habitable rooms are defined as bedrooms and living areas, but specifically exclude kitchens and bathrooms.

18 In addition, a minimum distance of 21 metres shall be provided between the windows of habitable rooms and the private garden area of any dwelling. A private garden area is defined as the first five metres of garden adjacent to the rear of the dwelling.

It is provision 18 in particular which will be contravened.

Generally, the proposed patio area is at such a height, [REDACTED] would be severely overlooked not only from the large doors of the new extension, but to a greater extent by any users of the new patio development, resulting in a serious invasion [REDACTED] privacy.

The design of the proposed development does not afford adequate privacy for the occupants of the building or of adjacent residential properties, particularly with regard to their right to the quiet enjoyment of garden amenities. We would urge you to consider the responsibilities of the council under the Human Rights Act in particular Protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land. We believe that the proposed development would have a dominating impact [REDACTED]

Whilst the proposal for large doors / windows at the rear of the proposed extension have the potential for the loss of amenity and increased overlooking with which we are concerned, we note that the rear elevation of the property is not significantly moved by the proposed plans. It is the construction of the elevated patio / entertainment area which causes the greatest concern, and it is this part of the proposal particularly which is contrary to your planning guidelines and deleterious to my mother-in-law's right of privacy.

Finally, we note that the Shorne Parish Council state in their response to the planning application:

"2) A raised patio across the rear:

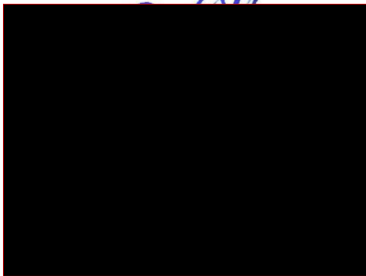
This property is on higher ground than those on Swillers Lane as the land falls away at the rear however the enlarged patio will not cause any greater overlooking than at present."

Whilst it is correct that the property is on higher ground than those on Swillers Lane, and the land falls away at the rear, it is factually incorrect to state that the enlarged patio will not cause any greater overlooking than at present. There is no patio at present, so it is nonsense to speak of an "enlarged patio". The proposals create a new patio which is elevated and closer to the properties on Swillers

Lane, and clearly designed for dining and entertaining, activities which will necessarily result in new overlooking and a corresponding loss of privacy.

It is obvious that the Parish Council have not considered the effects of the proposed application properly.

Yours sincerely

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