

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 04/06/2026 7:32 PM from [REDACTED]

Application Summary

Address:	29 Coutts Avenue Shorne Gravesend Kent DA12 3HJ
Proposal:	Erection of a ground floor side infill extension and erection of a first floor extension. Conversion of garage to habitable space with flat roof and rooflight. Changes to fenestration.
Case Officer:	Adeoye Lawal

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Coutts Ave Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Over development of the plot: The submitted plans to convert what is essentially a 2-bedroom bungalow with a study (missold as a three-bedroom property) to a six-bedroom five-bathroom property is completely over developing of the restricted plot, (particular restrictions in width of the plot and space in front of the current bungalow). Political pressure for older people to downsize: There is a political pressure for people to down-size when they get older to release family homes for younger families, this application goes completely against this idea as it takes away a purpose built bungalow from the housing stock, the local plan calls for a variety of homes to suit people of different ages in the borough and bungalows are fast disappearing or being over developed as this proposal highlights. Bulking and massing: Just because the ridge height might match that of the properties next door, this proposal is not appropriate due to the massing and bulking for the size of the plot and proximity to the boundary on both sides and certainly not in keeping with the style of other properties in the close proximity. Parking: There have been 7 No. additional properties given permission towards the end of Coutts Avenue in recent years, and this has drastically increased the number of
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cars on Coutts Avenue and cars to come to Coutts Avenue when the already permitted additional properties are completed and sold, at the same time these developments have reduced the level of on street parking on Coutts Avenue due to an increase in dropped kerbs, this development will only add to this pressure on parking, not to mention the narrower road at this end of Coutts Avenue, it has been witnessed by myself, an emergency service vehicle unable to get to a house to administer emergency care due to the parking, this proposal will only further hinder future concerns.

A six bedroom 5 bathroom property as proposed, means that there will likely be a big family living in the property and will also mean there will be a lot of cars, the plans demonstrate parking for just three cars which is a loss of two parking spaces due to the loss of the current double garage, there will not be enough parking for a property of this size, not to mention the third space is particularly difficult to use due to the levels between the drive and the road and the tight turning space hence I never saw it used by the previous owners. It also means that this will become an ongoing issue not just with the current owner, but also any future owners.

There is no precedent for a property like this in Coutts Avenue:

There are only two houses on Coutts Avenue one property at the beginning of the road and No. 31 hidden away in a much lower position than No. 29. The recent new properties on Coutts Avenue at No. 28 were classified as Chalet Bungalows and display chalet bungalow style features, this proposal is a house in its truest sense and one that is so big it has to have a flat roof. Although this proposal is not the only proposal to have ever featured a flat roof, it is the only house to feature a flat roof as the others were chalet bungalows, such as the approval for No. 31A (the flat roof couldn't even be seen from the front) & No. 27 also features a flat roof visible from the front, but is also a chalet bungalow. This application therefore pushes the boundaries of planning one step further because there is no precedent.

The Local Plan:

The local plan calls for aspirational development; how can a proposal to grossly overdevelop a property be classed as aspirational?

The local plan states that surrounding properties should not be at a disadvantage due to a new development, I believe all the surrounding properties in Coutts Avenue and a few properties in Burdett Avenue will be at a huge disadvantage from this proposal, due to:

- The current lack of parking made worse by this proposal.
- Over development of the plot also creating over-crowding to the position of the property.
- This proposal is detrimental to the Street Scene.
- Overlooking of the properties in Burdett Avenue, that probably haven't even been notified by the council of such a proposal.

Kind regards