

Shorne Parish Council

————— Borough of Gravesham —————

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13th August 2022

Application Ref 20220814

5 Crown Green Shorne Gravesend Kent DA12 3DT

Erection of part two storey and part single storey rear extension and conversion of garage into habitable rooms also including laying out of the front garden as hardstanding and extended vehicle crossover to create vehicular access

The Parish Council has no objection in principle to this proposal, subject to there not being any valid objections from neighbours, but see comments below:

- The existing houses in Crown Green have evolved to be a mixture of styles.
- The rear extension will be visible from Forge Lane.
- The rear extension is not subsidiary to the existing house, and could impact on the amenity of neighbouring properties, particularly that to the north which is situated at a lower level and could suffer from overshadowing
- The site is not especially large, and the creation of a 5-bedroom dwelling could be regarded as overdevelopment and overly reducing the amount of amenity space in the rear garden
- Paving of nearly all the front garden is regrettable (although we note that some smaller, corner plots in Crown Green have done that)
- The proposals cause loss of the garage and the proposed change to the front steps might encroach on the area available for parking. A parking plan should be submitted showing how sufficient parking for a 5-bedroom house will be achieved.
- An area for refuse bins needs to be identified.
- The proposed middle bedroom has a new window on the side elevation, it presently faces a blank brick wall so there should not be any privacy issues at present but normally such windows would be required to have obscured glazing or only be at high level.