

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
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The Street
Shorne
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Kent DA12 3EA

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9th July 2023

Application ref 20230699

1 Genesta Glade Gravesend Kent DA12 4PR

Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storey under Schedule 2, Part 1, Class AA.

The Parish Council OBJECTS to this proposal which would be out of character in the area and with negative impact on the street scene, local amenity and that of neighbouring properties. This proposal would also set an undesirable precedent in the area.

The design plan for the area was for roof heights to reduce as a graduation from the two-storey houses on Vigilant way, through single storey on Glenrosa Gardens and other roads opening to the south, and then to open farmland. This gradual change contributes greatly to the overall ambience of the area.

This property is, like its twin opposite, located forward of the average building line so a second floor will be very noticeable as it will be a house rather than a chalet bungalow.

The property has already been subject to a rear extension and double small box dormers that are level with the ridge line, Ref 20120190. Two later applications which involved front extension were refused.

The previous dormers are retained making the proposed rear view rather unusual in design.

As proposed, the house will have 5 bedrooms which seems overdevelopment for the size of the site and the small remaining amount of garden.

Parking might be adequate as 4 vehicles can fit along the driveway but the parking would be in tandem so not very practical.