

Shorne Parish Council

————— Borough of Gravesham —————

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1st July 2024

Application ref 20240494

15 Hollands Close Shorne Gravesend Kent DA12 3EH

Erection of rear dormer and conversion of habitable room in roof space. Partial conversion of garage into habitable room with alterations to fenestration in ground floor rear elevation, and associated internal alterations.

The Parish Council has some concerns about this proposal.

The property was originally a 3-bedroom bungalow, in common with the size of other properties in the area. The applicant had previously been permitted under ref 20181116 a full width rear extension, which facilitated conversion to a 4-bedroom dwelling, along with the additional loft room over the garage.

Use of the enlarged loft room: The room that was created over the garage was labelled as a playroom/study – on the basis that it was a constrained headroom space and not to be sleeping accommodation, the Parish Council did not object to the proposal.

The present proposal further extends the room over the garage, with increased headroom over the entire floor area, and labels it as a “snug”.

A Condition should be attached that the room cannot be used as sleeping accommodation.

Adequacy of headroom: In the previous application, and again in this one, there are no plans showing sections through the proposed room and stating the headroom.

Design of the dormer and window: The dormer should be set back from the eaves/walls of the building, preferably by at least 50cm. It should not encroach on, and should be separate from, the overhanging roof gable of the main part of the house. Meaning that it should be reduced in size in the external horizontal dimensions. At present it represents a disproportionate addition to the house, which is out of character with other properties in the area.

The window of the dormer as proposed is wider than that on the ground floor, giving a dominant and unbalanced appearance.

Overlooking: There is concern about overlooking, and loss of privacy particularly for neighbouring properties to the east, as their gardens are relatively small.

Overdevelopment: The proposal effectively makes the house 5-bedroomed, which we consider to be out of character in the area, and to be overdevelopment of a small site.

Possible further expansion: The proposed design of the dormer abutting the existing main gable end would allow direct entry into the remaining loft space, this should be considered in Conditions so that the remaining loft is labelled as not being habitable space lest further expansion should take place.

Inadequate Parking: There were already concerns raised by GBC Engineering about parking inadequacies relating to the previous application. This proposal takes usable space from the existing garage and creates a potential 5th bedroom, in which case the on-site parking is inadequate in quantity and size. With various vehicle cross-overs and the corner position, on-street parking is very limited.

Removal of permitted development rights: In view of the quantity of expansion of the house that has/will have taken place, we request that permitted development rights should be removed, in order to prevent further building without planning permission, as a safeguard to the amenity of neighbouring properties.