

Dickens' Country Protection Society



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Gravesham Borough Council
Planning and Regeneration Services
Service Manager (Development Management)
Civic Centre
Windmill Street
Gravesend
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28th June 2022

Dear Sir/Madam

Re 28 Coutts Avenue, Shorne, Gravesend Kent DA12 3HJ
Demolition of the existing garage and erection of 3 No. four-bedroom
houses and creation of new vehicular access and associated works.
Planning Application - **GR/2022/0642**

The above application has come to the Society's notice and the Society wishes to make the following representations. The Society wishes to register an objection to the application on the following grounds:

- (a) The existing development in Coutts Avenue is in a semi-rural location, predominantly single storey bungalows some of which have accommodation in the roof. What is being proposed are comparatively large four bedroom houses which would be out of character with the area in terms of massing and bulk and are likely to appear dominant.
- (b) The proposal includes a high density form of backland development out of character with the area by replacing one modest bungalow with four four-bedroom houses. It is noted there is also an extant planning consent granted under ref. GR/2021/1382 for the conversion of the existing bungalow at No 28 into a four bedroom house of similar design to those being proposed.
- (c) The proposed layout of the development is cramped with insufficient land resulting in a poor standard of amenity.