

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
Mrs S Poole
Shorne Village Hall
The Street
Shorne
Nr Gravesend
Kent DA12 3EA



E-mail: clerk@shorneparishcouncil.org

13th January 2023

Application ref 20221287

2 Warren View Shorne Gravesend Kent DA12 3EJ

Roof conversion with dormer extension and replacement of conservatory roof

The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours, but also has the following comments and concerns about the proposed design:

- The property is a two-bedroom bungalow on a corner site which is built side-on to its eastern neighbour (No 3).
- While most of the bungalows in the area remain as originally built and purposed (suitable for elderly/less able use), some, particularly on Swillers Lane have already had loft conversions. There are no planning restrictions preventing this from happening.
- The proposal for the loft alteration is to create a flat roofed rear dormer, with two windows, containing a bedroom and shower room. There is a minor but out of character alteration to the roofline at the northern end in order to effect loft access, and re-roofing and extension of the existing conservatory. There will be some loss of sunlight caused to the rear garden of No 3.
- The dormer shower room window should have a Condition attached requiring permanent obscured glazing, and the window should be top hung and only openable above 2m in height from the floor, to ensure privacy of users.
- The dormer bedroom window is a problem as it closely overlooks the garden of the property to the east (No 3), therefore adversely affecting privacy and amenity. A similar Condition might also be needed for this proposed window. It might be better omitted and instead to have rooflights (above 2m sill height) or a small pitched roof dormer in the front roofslope (see No 5).
- On-site parking should still be adequate for a three bedroomed house.