

Shorne Parish Council

————— Borough of Gravesend —————

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4th July 2022

Application ref 20220642

28 Coutts Avenue Shorne Gravesend Kent DA12 3HJ

Demolition of the existing garage and erection of 3no. four-bedroom houses and creation of new vehicular access and associated works.

The Parish Council **OBJECTS STRONGLY** to this application

We note first that previous application ref 20190870 for 4 dwellings on the original plot was only permitted when the number of dwellings were reduced to only 3 in number, and with the rear dwelling being only a true bungalow. The decision notice included a variety of Advice/Conditions which have also been disregarded.

This present application seeks to revert to 4 dwellings overall, with two houses rather than one true bungalow on the rear plot. Overall, the layout represents a deterioration compared to the previously agreed plans. The unused triangular plot of land requires clarification.

We have the following specific reasons for objection, and comments:

- 1) Mini-estate layout, overdevelopment:
 - The proposal creates a mini-estate layout, which is alien in the area.
 - We consider that this proposal is over-intensification/overdevelopment of the site, being at a much greater density than currently found in the area and therefore out of character and with a negative effect on the streetscene.
- 2) Backland development:
 - The proposal includes inappropriate backland development that would impact adversely on the amenity of neighbouring houses on Coutts Avenue (and to some extent also those on Gravesend Road), particularly their enjoyment of their own gardens.
 - An undesirable precedent would be set such that similar future applications could not be refused.

- 3) Rear plot has houses rather than a bungalow:
- The proposed B and C properties are now houses rather than bungalows, this will impact the amenity and privacy of neighbouring gardens.
 - The layouts are cramped and substandard for the area, particularly the exterior amenity space.
- 4) Refuse/recycling arrangements: The refuse/recycling bin store is located impractically far from the B and C properties.
- 5) Driveways and parking provision, additional traffic movements:
- Coutts Avenue is very narrow, and any on-street parking is already problematic.
 - The driveway for dwelling A is not shown on the plans but appears to be double width.
 - The additional wide driveway and double crossovers will limit any on-street parking in front of the plot itself.
 - On-site parking is very restricted and there is no provision for additional parking for visitors.
 - There are no cycle spaces provided.
 - The driveway remains narrow such that two vehicles cannot pass.
 - Moving the driveway to the eastern edge of the plot maximises the noise and other nuisance to the neighbouring property at No. 30.
 - There will be an increase in traffic movements on a difficult road, with more movements at the junction with Green Farm Lane, and then the A226.
- 6) Loss of mature trees and shrubs:
- The proposals involve loss of nearly all mature trees from the site, as requested previously any relevant trees should be subject to TPO's.
 - In the application form the applicant incorrectly states that there are not trees or hedges on the proposed development site.
 - A tree survey may be appropriate.
- 7) Building line encroachment:
- The Parish Council objected to Application ref 20211382 (revised plans for the original dwelling) as regards the build coming forward of the local building line although this was permitted by GBC.
 - Dwelling A should only be as far forward as the original building line or the average between Nos. 28 and 30.
- 8) Privacy issues: The upper windows of the rear dwellings will infringe the privacy of users of the rear gardens of all surrounding properties.
- 9) Other points, especially land excluded from the plans:
- The designs of all 4 houses as now proposed are out of character with Coutts Avenue.
 - The roof dormers do not show subsidiarity to the ridge line.
 - Bedroom 4 is extremely small and cramped.
 - The omission of part of the original plot (a triangle on the eastern rear part) from these plans requires explanation of its future use and maintenance.
 - Surface and foul drainage arrangements, and exterior lighting require clarification.
 - The planning application form refers to 3-bedroom dwellings not 4-bedroomed as shown on the plans.

There is an opportunity with the already permitted plans to create a quality (single, true bungalow) dwelling with a large curtilage on the rear part of the plot, unfortunately this opportunity is not being taken presently.

We support the previous GBC decision to refuse permission for 4 dwellings on the original plot and **OBJECT STRONGLY** to this attempt to overturn the previously agreed situation (maximum of 3 houses on the entire original plot) and agreed access layout.

We request that this present application should also be refused (or at least downsized in the same way) for the same reasons as before plus those given above.