

Dickens' Country Protection Society



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Gravesham Borough Council
Planning Services
Civic Centre
Windmill Street
Gravesend
DA12 2AU

23rd December 2023

Dear Sirs

Re Land adjacent to 28 Coutts Avenue, Shorne, Gravesend, DA12 3HU
Erection of 2 single storey three bedroom detached bungalows.
Reference: GR/2023/1219

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, relatively low density, single storey bungalows, some of which have accommodation in the roof. What is being proposed are two large four bedroom houses on the front of the plot (for which planning consent has been given, and now two large three bedroom bungalows at the rear. The Society considers this to be over development, out of character with the area.
- (b) The proposal is for an undesirable form of backland development. Whilst the Society recognises that compared with the layout under application GR/2022/0642, the development area has increased, so has the footprint of the properties and the Society considers the amenity land remains inadequate.
- (c) The Society recognises that, in general, bungalows may have less impact than houses, in the Society's view, any improvement on GR/2022/0642 is marginal. The Society notes that both the proposed bungalows have a relatively large roof area which would lend itself to conversion to residential accommodation.

Yours faithfully

Mrs P A Lippiatt
Hon. Secretary