

Shorne Parish Council

————— Borough of Gravesham —————

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24th April 2024

Application ref 20240308

28 Coutts Avenue Shorne Gravesend Kent DA12 3HJ

Erection of 4 two bedroom bungalows with associated parking and turning space.

The Parish Council has to **OBJECT STRONGLY** to this proposal.

This site undergoing redevelopment has been the subject of eight planning applications and one Appeal (dismissed) since 2019.

The Parish Council was opposed to there being two properties at the rear so was very disappointed that this was permitted by GBC. It was considered that having backland properties at all, and the small size of the two proposed rear properties, was out of character in the area and had an adverse effect on the amenity of other residents.

The applicant is now trying to make further changes doubling the number of rear properties to four very small semi-detached bungalows, which we consider to be a step too far for the same reasons:

- The increase in the number of dwellings would create an over-dense layout which amounts to overdevelopment of the site.
- The designs proposed provide only very cramped and sub-standard accommodation and two of the properties have very small rear amenity space.
- The increased number of dwellings will further exacerbate the traffic and parking problems on the very narrow Coutts Avenue - although there are supposed to be four spare “visitor” parking spaces, it is likely that these will actually be occupied by residents.
- Bin stores are shown however bins will need to be taken to Coutts Avenue for emptying and it is unclear where they will be located while awaiting collection.
- The driveway does not have any passing places and 4 dwellings increase the likelihood of conflicts between users.

- The site is not a “sustainable” location as the area has no shops or other facilities and residents generally have to travel by car to access these or use equally unsustainable home deliveries.

The application relies on the premise that the homes will be “affordable” but it is unclear how this will be ensured, and especially in perpetuity.

Should GBC be minded to permit this application then we request that, as before, conditions should be attached preventing the properties being extended or undergoing loft conversion with dormers, so as to protect the amenity of neighbouring properties, and likewise also withdrawing permitted development rights so as to prevent further proliferation of built forms on the overall site.