

Shorne Parish Council

————— Borough of Gravesham —————

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17th August 2025

Application Ref: 20250705

11 Ryecroft Gravesend Kent DA12 4QQ

Erection of two storey side extension with residential annexe at ground floor, conversion of garage into store room and formation of vehicle parking area to side/front.

The Parish Council has to **OBJECT** to this application, which is considered to constitute over-development of the site.

The property is a small, 2.5 bedroom, semi-detached house with an originally detached, now corner link-detached garage, and very little private amenity space remaining after a single-storey rear extension had been constructed. It is located on a corner with open grassed areas. It is unknown what covenants or other restrictions to building on these areas are in place.

On-site parking provision is two spaces plus the garage (all tandem). On-street parking in the area is difficult and competitive.

The proposal is for a two-storey side extension, subsidiary but almost the same width as the original house, plus matching extension. The garage becomes a “store” (accessible from the outside), purpose not specified, but proposed use should be clarified and perhaps restricted.

Two parking tandem spaces are retained by being moved sideways, along with the refuse bins.

The house becomes 5-bedroomed, in which case the amount of private amenity space and parking provisions are inadequate.

The extension and parking spaces will reduce driver sightlines around the corner of Ryecroft.