

Shorne Parish Council

————— Borough of Gravesham —————

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29th November 2021

Application Ref 20211382

28 Coutts Avenue Shorne Gravesend Kent DA12 3HJ

Demolition of garage and sun lounge and erection of a two storey front extension incorporating new integrated garage, alterations and raising of the roof, erection of rear dormer windows to create habitable rooms on first floor, erection of a single storey rear extension, creation of new vehicular access and laying of hardstanding.

This property is an existing chalet bungalow, similar in style to others in the area which have fully hipped roofs. It has had small front and rear box dormer loft conversions, one small side dormer set towards the back of the roof providing a storage area, and a ground floor rear extension. The existing deep, double plot is being subdivided through demolition of the existing garage.

The Design and Access statement for the previous permitted application Ref 20190870 refers to “retention of the existing three-bedroom dwelling on site” and that 28 and 28A will be mirror images, so any consent for No 28 will inform the design of No 28A. On the revised proposed block plan as permitted, numbers 28 (this property) and 28A (new 3-bedroom property) were shown with their identical layouts smaller at the front than at the back and in line with the building line of the neighbouring property at No. 26 which is itself forward of that of No 30.

This proposal however is for a larger 4-bedroom, double-fronted house that comes forward of the building line and is of a style that is out of keeping with other properties in the area.

The Parish Council **OBJECTS** to this application with the following reasons/comments:

- The application constitutes overdevelopment of the site and will result in a cramped form of development with very low amount of amenity space.
- The proposed style will be out of character with the immediate area, detrimental to the street scene and would set an undesirable precedent.
- The proposed extensions come forward of the building line of No 26 and this will be an even greater difference to the building line of No 30.

- The proposed front dormer should be reduced in height so as to show subsidiarity to the main roof.
- The outline comparison is misleading as the proposed dwelling will be of much greater bulk and depth than the existing property.
- The parking proposal has a wider crossover than presently, which would compromise parking in an area where the roadway is narrow and on-street parking is difficult and competitive.
- The parking spaces are smaller than standard guidance being less than 5m long, and space 3 does not leave room for opening the garage door.
- The parking layout shows that a vehicle parked perpendicular to the street could block access to the other two spaces.
- The property will have a very small rear garden and private amenity space, much smaller than commonly found in the area. We suggest that property 28B might be relocated on its much larger plot to allow longer gardens for 28 and 28A.

The Parish Council considers that layout changes and renovation of the existing property would provide a suitable three-bedroom dwelling as originally intended and permitted.

However, if this application is to be permitted, conversion of the garage to residential accommodation should be prevented by Condition. The hardstanding should be permeable and not allow water to drain onto the roadway.