

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 04/06/2025 12:38 PM from [REDACTED]

Application Summary

Address:	19 The Fairway Gravesend Kent DA11 7LN
Proposal:	Change of use from a dwellinghouse to a children's residential care home.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Dennis Road Gravesend Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing to formally object to the proposed change of use for 19 Fairway from a private dwellinghouse to a children's residential care home. As a homeowner whose property [REDACTED] to 19 Fairway, I am deeply concerned that I was not notified of this application by the council, raising serious questions about procedural transparency.

The title deeds for this property-and others in the surrounding area-contain restrictive covenants that clearly prohibit any use that may cause nuisance, annoyance, or disturbance to neighbouring residents. They also explicitly forbid use for business, trade, public institutions, charities, schools, hospitals, or any purpose other than as a private dwelling. The proposed use as a care home operated by a private company directly contravenes these covenants.

Key Concerns:

1. The documentation contains inconsistencies regarding quiet hours-some state 9:00 PM-7:00 AM, others 11:00 PM-7:00 AM. Both are unsuitable for a quiet residential area with young families. Visitor hours from 8:00 AM-10:00 PM further increase the risk of late-night disturbances. The proposed complaint resolution method (a telephone number) is inadequate. A letter from Kent Police also highlights anticipated disturbances and recommends noise control measures. However, the applicant's latest noise management plan only states that noise barriers will be "considered if necessary," suggesting a reactive rather than proactive approach. This raises concerns about how seriously neighbour complaints will be taken in future.

2. The application references an outbuilding, yet no such usable structure currently exists. Despite this, the planning statement claims no significant internal or external work is planned. This is misleading, especially as construction equipment is already on-site. If the outbuilding is used for social or recreational purposes, it could further increase noise. Additionally, the site plan does not accurately reflect the extended rear of the property, which reduces garden space. With the proposed outbuilding, the property would fall below the 60 square metre minimum garden space required by the Gravesham Housing Standard Policy.

3. The applicant claims they intend to engage with neighbours and the local community. However, no such outreach has occurred. Residents were led to believe the property would remain a single-family home, making this abrupt change particularly concerning.

4. The company behind this application appears to be operating for private gain. According to Companies House, it was established in 2023 and currently has only a holding page for a website, with no contact details or information about its operations or leadership. This raises serious concerns about transparency and accountability.

Has the council conducted due diligence on the individuals responsible for the care of vulnerable children, including reviewing their other properties and whether they have complied with noise and operational standards elsewhere? with their use of multiple entities-some dormant, some with incomplete filings-suggests a lack of a proven track record and raises further red flags.

5. There are several inconsistencies between the original application and the updated planning statement dated 2 June 2025:

Parking: Initially, two spaces were deemed sufficient with no further required. The updated statement anticipates additional staff and visitor vehicles, increasing pressure on already limited on-street parking.

Use of Rooms: The ground floor rear room is now described as an office that may also serve as a bedroom, suggesting potential expansion of occupancy.

Staffing: The original application stated no staff. The updated plan now includes eight staff members.

Outbuilding: Despite claiming the application is solely for change of use, the inclusion of an outbuilding implies further development.

These incremental changes should be reviewed in the context of the original application.

6. The proposed change is likely to negatively affect property values in the area. Residents have invested in homes in a quiet, family-oriented neighbourhood. Increased demand for parking-already a significant issue-will only worsen congestion.

Given the numerous concerns outlined above, and the fact that the proposed use violates the title deed covenants, I respectfully urge the council to reject this application. I also request that any future planning applications involving a change of use from private dwellings be communicated to all residents on the street and those whose properties back onto the site, to ensure transparency and community involvement.

It would be beneficial if the planning application process included a requirement to disclose any restrictive covenants in the title deeds before a planning application is submitted as the council is not authorised to permit changes which go against the title deeds, this would save time and resources for the council.

Thank you

Kind regards