

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/06/2024 6:04 PM from [REDACTED]

Application Summary

Address:	12 Old Road West Gravesend Kent DA11 0LJ
Proposal:	Application for a lawful development certificate for the change of use from change from C3(a) to C3(b) for the use of the dwelling as a dwelling house providing care.
Case Officer:	Ms Rebecca Harrison

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Old Road West Gravesend

Comments Details

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

Reasons for comment:

Comments:	The picture on the front of the supplementary document displays 10 ORW and not 12 ORW. This potential 'error' in terms of detail, given that both conjoined 10 ORW and 12 ORW are both displayed as 'Sold STC' with the same estate agent, provokes additional concern that a similar application will be later be lodged for 10 ORW if this is approved. Noting the applicants' citing of GBC's recent approval of application number 20230666 as akin to this proposal, I would suggest that the approved property at Normans Close presents a much different proposition for the homing of vulnerable children in local authority care compared to a classified road like Old Road West. Given that, as explicitly suggested in the supplementary document the children will have social, emotional and potentially drug and alcohol issues, I would be concerned for their safety in and around a busy, at times fast moving road and crossroads; the latter featuring a popular pub with a 'beer garden' entirely visible from the road. As already suggested by other commentators, the lack of street parking is also an issue at 12 ORW (unlike 2 Normans Close, which has parking for multiple vehicles) which is also in a restricted parking area. The current residents of 12 ORW, have to purchase permits to park c.100+ metres away in the nearest side streets and in turn have to compete with multiple fellow residents who similarly do not have their own parking provision on their properties. At times when parking is permitted on the single yellow line outside the property, vehicles have to be part parked on the pavement, which impacts on both pedestrian and road safety; a potentially increased hazard/risk for a vulnerable child in an emotional state. Given that the emotions of vulnerable children cannot be predicted and the risk of an emergency situation is thus perhaps greater than compared with other domestic situations, one would imagine that it is likely that the on-site carers may need to infringe parking zone and yellow line restrictions therefore increasing risk to road users and pedestrians - this following the carer having to spend valuable time fetching their vehicle from c.100+ metres away. Of course, one describes this scenario not knowing whether a request for support for a child in care is more of a priority for the emergency response services but nonetheless, such a scenario for highlights how the property at 12 ORW surely cannot be right for the safety
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and well-being of a vulnerable child. The situation on the main road and with parking makes the carers job all the more difficult and that compromises the safety and well-being of the child. It would be very disappointing to say the least if GBC were to approve this application.

Kind regards