

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/05/2025 4:58 PM from [REDACTED]

Application Summary

Address:	40 Cross Lane East Gravesend Kent DA12 5HB
Proposal:	Erection of a Single 2-Bedroom Dwelling
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Portland Avenue Gravesend Gravesend

Comments Details

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

Reasons for comment:

Comments:	I am writing to object to the planning application for the proposed flat in the garden of 40 cross lane. I believe this particular proposal raises several concerns and it is appropriate for refusal. My objections are as follows: Overdevelopment and Use of Land Even though the proposed flat is single-storey, the development still represents an overuse of a limited plot of land. The introduction of a standalone dwelling in this location appears cramped and out of keeping with the surrounding area, potentially disrupting the character of the local area. Access and Parking Issues The proposal does not appear to adequately address access and parking arrangements. Given the existing pressure on local parking, adding a new dwelling without sufficient off-street parking will likely lead to increased congestion and inconvenience for nearby residents. Impact on Privacy and Neighbouring Properties Although an improvement over the previously rejected application, a single-storey development may still impact neighbouring homes, particularly as it will be placed close to boundaries. It will affect sightlines, reduce privacy, or block natural light to adjacent properties and gardens. Quality of Living Environment The flat will lack adequate private outdoor space, natural light, or separation from neighbouring uses, especially as it is being fitted into a small existing garden. This will result in a substandard living environment for future occupants. In view of these concerns, I respectfully request that the council reject this planning application in order to preserve the amenity, safety, and character of the local area and wildlife. This application does not provide a positive contribution to the community and is primarily a money making opportunity.
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Kind regards