

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/06/2025 9:34 AM 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] The Fairway Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Ms Cue
	Reference: 20250469

We write further to your letter dated 19 May 2025 addressed to us [REDACTED] to 19 The Fairway and comment as follows.

The Fairway has always been a residential road with no businesses operating from any of the properties. We are deeply concerned that permitting approval of a children's care home next door to us would bring various issues for us and our neighbours. The residents are unknown, will the children be vulnerable/troubled? Although we are not aware of the children who will be moving in, these are all risks. Also noting the turnaround of children could be relatively frequent, hence renewed risks. The fact the proposal has a quiet time stated, implies the potential noise and unrest possibilities in lieu of a curfew.

Furthermore the proposal documents discuss 4 members of staff to care for a child/minor. Adding this number of 'employees' alone, to a residential area will only increase the burden on the area. One of which being parking capacity, which is already stretched.

We would also like to add comments regarding the incompetence of this application. Paperwork has been copied and pasted from a separate planning application no. 20230837 (56 Colyer Road) with documents referring to 56 Colyer Road rather than 19 The Fairway.

There has been no factual communication from the applicant regarding his proposals for 19 The Fairway. [REDACTED]

[REDACTED] We obviously had no problem with this. Then in March 2025, he said they were turning it into a HMO with four bedrooms and bathrooms and a communal living area downstairs. He said that he was going to rent each room privately for £700 each. Three days before receiving your letter of 19 May, we spoke to his workmen on site who said that it would no longer be a HMO and he was going to privately rent it to a single

family so to receive your letter has come as a shock after being misinformed on several occasions.

We believe if you do grant planning permission to change 19 The Fairway from a dwellinghouse to a children's residential care home, this will be in breach of the following covenants of the title of K173934 and all other properties in our road which state:-

- "Neither the plot nor any building erected or to be erected thereon shall be used for any purpose which may be or grow to be a nuisance damage or annoyance to the Company or their successors in title or to the owners or occupiers of adjoining or adjacent property"
- "Neither the plot nor any building erected or to be erected thereon shall be used for any trade or business or otherwise than as a private dwellinghouse."

Having taken legal advice from a solicitor, we believe it would be wholly inappropriate for you to approve an application knowing that it would be in breach of the covenants stated above and would welcome your comments as to how you are considering authorising such permission when effectively this would be failing to adhere to a legally binding promise.

On a personal level, we purchased our property [REDACTED] exceeding what funds we had available without family support, to own a property in a respected area of Gravesend; to raise and increase our family size. A property which we comfortably felt would remain a family home in a family road. This request to amend the purpose of number 19 has not only put us in doubt of the road itself, but of the town and its council set up to even entertain this proposal. We would appreciate a response to our concerns.

Regards,

[REDACTED]
[REDACTED] The Fairway

Kind regards