

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/12/2025 11:45 PM from [REDACTED]

Application Summary

Address:	7 The Turnstones Gravesend Kent DA12 5QD
Proposal:	Application for a Proposed Lawful Development Certificate; Change of use from C3(a) dwellinghouse to C3(b) young people's care home.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details

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

Reasons for comment:

Comments: Subject: Objection to planning application Reference: 20251081 - Application for a Proposed Lawful Development Certificate.
Change of use from C3(a) dwellinghouse to C3(b) young people's care home - 7 The Turnstones, Gravesend, Kent. DA12 5QD.

I object to this Change of Use Application for the following reasons:

The deeds to my house in The Turnstones state:

"Neither the Property nor any building erected thereon shall be used for any purpose other than a single private residence in the occupation of one family with necessary offices garages and conveniences and any part of the Property not built upon shall be maintained exclusively as private garden ground. Not to do or permit or suffer to be done anything on or about the Property or buildings now or hereafter constructed thereon which shall or may be or grow to be an annoyance nuisance or disturbance to the Vendor or the owners or occupiers of any other property on the Estate."

Several staff members will be needed to cover working in shifts 24 hours a day, 7 days a week; this clearly is not a single private residence setup. The young people's care home will not be a private residence and therefore I object to this change of use as it contravenes the deeds of the properties of The Turnstones and the rest of the Rivermount estate.

A children's home with staff and managed care does not meet the definition of a

single household under C3(b), therefore the applicant cannot rely on Class C3(b) to claim that the use is lawful. The title deeds contain a covenant legally stating that all properties on the Turnstones development including 7 The Turnstones should be used for residential purposes only. The following details submitted in the application represent a material change of use:

1. Staff on site day and night
2. Shift changes creating regular vehicle movements
3. Professional visits as part of regulated care
4. Management procedures and safeguarding measures not found in a standard household
5. Increased comings and goings compared with a family home.
6. These operational characteristics take the use well beyond the scope of what Clause 3(b) permits.

I would have to question that this property could ever be considered by any sensible authority for such a change of use. It is rented out property owned by an absentee landlord who has never lived there. The property has not been properly maintained for many years, is now in a poor state of repair, with a dilapidated conservatory extension about to collapse, broken perimeter fences that have fallen down around the garden, many overgrown trees of 25 feet or more, and undergrowth growing over large parts of the building and garages. There is a large collection of rubbish and waste piled up on the driveway and front garden that has also been there for many years. In short, the owner/landlord has no interest in this property other than to make financial gain with no income being put back into the property to maintain it to a reasonable standard. How such a person could be considered to run and manage a care home beggars belief and questions whether this property has ever been fully inspected by the relevant parties involved in considering this application.

Impact Statement

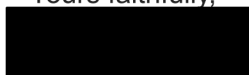
The proposal represents institutional use of a property within a quiet residential street solely composed of single-family homes. This would be out of keeping with the original purpose and established character of the development and in my view contrary to local planning policies that seek to protect residential neighbourhoods from incompatible uses.

The property lies on a route heavily used by unaccompanied school children walking to and from the nearby school. Additionally, there are high levels of vehicle traffic mornings and afternoons by parents dropping off and picking up pupils. This proposal will significantly increase vehicle movements in an enclosed cul-de-sac from staff, visitors, support services, and potential transport needs of the residents. These concerns must be considered in respect of Highway and pedestrian safety, especially for school children using an already busy pedestrian route; Insufficient on-site parking provision, potentially leading to overspill onto the street and increased congestion; Reduced visibility, access issues, or obstruction of pavements due to additional parked vehicles. This will negatively affect the residential amenity of neighbours of numbers 8-24 The Turnstones in what is a currently quiet and peaceful environment with a mixture of very young families and elderly couples. The proposed change of use property geographically forms a narrow exclusive gateway (with no pavements) for access in and out of the cul-de-sac for both residents, pedestrians, service, delivery and emergency vehicles.

This application will introduce a higher level of activity, noise, and disturbance way above current levels in the vicinity, particularly due to shift-based staff arrivals/departures, visiting professionals, and service vehicles 24 hours per day, 7 days per week. The security risks and measures outlined by the Kent Police demonstrate an expected high level of potential issues in respect of containment, management and monitoring of the young residents.

I strongly request that this application is not granted.

Yours faithfully,



Kind regards