

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/12/2025 3:10 PM from [REDACTED]

Application Summary

Address: 21 Edgehill Gardens Istead Rise Gravesend Kent DA13 9JU

Proposal: Conversion of the loft space to a annexe ancillary to the main dwellinghouse. Re-pitching of the roof and construction of two dormers on both side elevations with installation of windows on all elevations. Erection of an external staircase and removal of chimney stack.

Case Officer: Mrs Sharon Sahota

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Gravesend

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: To whom it may concern,

Please formally accept my apology for the previous objection comment I have submitted, regarding [REDACTED] Edge Hill Gardens. This comment was originally mean't to be submitted on [REDACTED] Edge Hill Gardens application, in which I have now successfully submitted and added on their application comments.

Please find below my formal comment below regarding the application put through by 21 Edge Hill Gardens.

To whom it may concern,

I wish to submit a formal objection to the planning application at 21 Edgehill Gardens, Istead Rise, Kent, relating to the conversion of the loft space to an annexe ancillary to the main dwellinghouse, re-pitching of the roof, construction of dormers on both side elevations, installation of windows on all elevations, erection of an external staircase, and removal of the chimney stack. My objection is based on the following material planning considerations, which closely reflect grounds previously raised and supported by the Council in respect of comparable development within the immediate area.

Excessive Scale, Bulk and Visual Dominance

The proposal represents a substantial and visually intrusive alteration to the host dwelling. The re-pitching of the roof, combined with the addition of dormers on both side elevations and windows on all elevations, would significantly increase the apparent bulk and scale of the property. This level of development would be out of keeping with the character of the surrounding area and would result in a dominant and overbearing form of development when viewed from neighbouring properties.

Impact on Residential Amenity

Due to its scale, height and extensive fenestration, the proposal would result in unacceptable overlooking and loss of privacy to neighbouring occupiers. The external staircase and annexe-style layout further intensify the impact, introducing activity and visual intrusion beyond what would reasonably be expected from a single-family dwelling. The cumulative effect would cause material harm to residential amenity.

Concerns Regarding Use and Future Occupation

Although described as an annexe ancillary to the main dwelling, the nature and extent of the works - including independent access via an external staircase, extensive glazing, and full servicing - give rise to serious concerns regarding the true and future use of the accommodation. Similar concerns have previously been accepted as valid where developments appear capable of functioning as independent living units. The proposal therefore risks inappropriate intensification of residential use.

Consistency with Previous Decisions and Planning Integrity

It is important that this application is assessed consistently with earlier decisions affecting nearby properties. Comparable developments have previously been refused or subject to enforcement action due to excessive scale, dominance, deviation from approved plans, and concerns regarding future use. The same planning harms are clearly present in this proposal. Approval in this instance would be difficult to reconcile with those earlier decisions and would undermine confidence in the consistency and integrity of the planning process.

Conclusion

For the reasons outlined above, the proposal constitutes overdevelopment, causes unacceptable harm to residential amenity, and fails to respect the character of the area. These impacts are significant and cannot be adequately mitigated through conditions.

I therefore respectfully but firmly request that planning permission be refused.

Yours faithfully

A black rectangular box redacting the signature of the sender.

Kind regards