

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/10/2024 12:52 PM from [REDACTED]

Application Summary

Address:	43 Windsor Road Gravesend Kent DA12 5BW
Proposal:	Demolition part rear summer house and construction of summer house and half submerged indoor pool, erection of a first floor extension to side over existing ground floor, conversion of the attic space by changing valleys to flat tabletop roof and changing gables to hips to create a games room and play area.
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Windsor Road Gravesend

Comments Details

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

Reasons for comment:

Comments:	I wish to lodge an objection to the above mentioned planning application by No. 43 Windsor Road. As with a previous application Ref 20201003 dated 14 September 2020 by the same applicants, I believe this to be an over-development of the property which sits uncomfortably with adjacent properties and the character of the area. The proposal is to change the roof valleys to a flat tabletop roof and the gables to hips, with apparently no change to the existing ridge height. Although this would appear to take the roof line away from the boundaries of Nos. 43 and 45, the overall effect, particularly if the roof height is raised in the process, will be to increase the visual mass of the property as seen from the front and the back. A first floor extension on the North side of the property will impinge significantly on No 41. Seen from the rear, the two dormers proposed for the converted attic space seem particularly unnecessary (compared say with flush Velux windows). They would overlook the adjacent adjacent properties' gardens, increase the volume of the roof and accentuate the effect of having created a third storey. The reconstruction of the existing summer house and creation of an indoor pool in the garden is proposed to be just below the height of the existing summer house and below the existing fence height. Although the summer house will be seen as now from the back gardens of the adjacent properties, and although just below the height of the existing structure, being flat-roofed the visual mass will be be greater more obtrusive. This will be particularly so when the swimming pool extension is seen from the first floors of adjacent properties. The outlook will be marred by a long, wide flat-roofed structure some 1.8m high, of industrial appearance alongside two other existing brick outbuildings of excessive height. The garden will thus comprise 50% or more permanent brick structures of no visual merit which may be considered incongruous with a residential dwelling in this area. There may also be concerns for the effects on local ground water
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drainage and sewage by the excavation of the quantity of earth necessary to create a pool, and prevention of leakage. There will also be substantial disruption in the area from the works necessary to build out, up and down from the existing property.

In sum I believe this to be an over-development in conflict with the Gravesham Local Plan Core Strategy and inappropriate for Windsor Road

Kind regards