

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/06/2024 3:25 PM from [REDACTED]

Application Summary

Address:	12 Old Road West Gravesend Kent DA11 0LJ
Proposal:	Application for a lawful development certificate for the change of use from change from C3(a) to C3(b) for the use of the dwelling as a dwelling house providing care.
Case Officer:	Ms Rebecca Harrison

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Old Road West Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:	Having read other objections, I too wish to object to this application. I am also concerned about the impact to traffic and parking on Old Road West by the proposed application. The property is right next to one of the busiest junctions in Gravesend where three roads meet. There is no crossing provision for pedestrians to cross Windmill Street at the junction. There is no ability to park on this part of Old Road West at all Monday through to Saturday and very limited parking outside those times requiring cars to mount the pavement. The parking zone for residents is not near the subject property. Parking can only be found South of Old Road West on roads like Devonshire, Singlewell or Woodfield Ave and all of these roads are already overloaded with cars at all times. All a reasonable distance to the closest parking spots. The application is made on the basis of at least one new residential member of staff and several other rotating members of staff. Clearly there would be no parking for those staff members and they would impact the local community. And more adults will be required to regularly attend the property when compared to its use as a family home. Any and all travel to and from the property by the residents and staff would need to be done on foot from one of the controlled parking zones, having managed to find a space. Given the nature of the facility, it feels very much like dedicated parking at or immediately adjacent to the property would be an obvious requirement. Further the property is in very close proximity to a popular public house, The Old Prince of Orange. The pub itself is already under noise control restrictions and has changed hands several times in recent years. The pub is currently very busy with large amounts of outdoor customers and all the noise and disturbance (especially late into the evening) that comes with that. Given the nature of the facility and children it is aimed at, the proximity of such a popular local pub is concerning.
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I note that a recent comment made in support of the application says the application should be approved for the benefit of local children in need of care. But the application form itself (section 5.3) advises that the focus of the facility would be to provide care for the children of Epping Borough. As such, approving this facility would have no impact on care facilities available to existing residents to Gravesham and would in fact lead to residents from other locations being brought to live here. This totally undermines the point that the facility would benefit Gravesham.

There are many properties for sale in Gravesham for the same price or less that are on quieter roads that come with off street parking or street adjacent parking that is not prohibited in the way it is on Old Road West. If the argument is to be made that there is local need, there are other properties that are far more suitable.

The parallels drawn within the application to 20230666 is disingenuous. That property is a bungalow with off street parking and a garage already in place for several vehicles. Further, the property is on a cul de sac that itself comes off a quiet residential road. There is little to no traffic passing this property regularly and it already had substantial parking provisions in place at the time of application. The precedent argument made by the applicant is not a reasonable one given the clear material differences between the two properties involved.

The application form features a picture of number 14 despite the property in question being number 12. That worries me. If the applicant can't manage to check basic information of this nature on its own planning application, it's likely the proposed residents of the property and the existing neighbours can expect to be treated with a similar lack of attention. The application lacks attention to detail and competence.

Kind regards