



20240013

I have attached a number of images (26) to help support my objection to the St Joseph's Development and some additional information I couldn't include in my formal objection due to the limited character count.

A number of the images demonstrate the inaccuracies regarding our house/land and the proposed 3 bed property joining our boundary wall. I've included our floor plan and our view of the site from various windows in our house, demonstrating the serve overlooking issues from habituated rooms.

My objection submitted to the council is in black, additional comments are red.

.....
OBJECTION-St Joseph's Development

Document inconsistencies

There are multiple inaccuracies regarding our property included in the application.

1. Proposed scale: [REDACTED] It has been left blank, comparable to a garage/outbuilding, not an existing 2 storey dwelling.
2. Building heights: Our 2nd storey that runs along the boundary has been categorised as a single storey garage/outbuilding.
3. Layout Master plan: The section of garden to the right of the proposed 3 bed house and garage is not labelled as such.
4. Site Location Plan and Block Plan - Existing: Our 2nd storey that runs along the boundary has been categorised like other existing properties' sheds.
5. Site Section Plan EE – Proposed: This plan does not show our property on the first image illustrating the proposed 3 bed house elevation. Galliard have not confirmed that the 3 bed house would not breach overshadowing regulations.

The inaccuracies are not conducive to appropriate or fair consideration from Gravesham Borough Council & external bodies. Galliard have not taken due diligence and care with their application or more worryingly, intentionally misrepresented our property to avoid adhering to regulatory standards and policies designed to safeguard our rights as existing property owners sharing the boundary. I suspect the application is in breach of *NPPF 5.4.25 Paragraph 140*.

Very worryingly, the overlay used to outline where the existing properties are in relation to the site is incorrect regarding our house. This is misleading as it suggests the proposed 3 bed property is further away from our house than it actually is. In fact, the entirety of the proposed 3 bed plot sits within 20m of our bedroom window. I'm struggling to understand how this would be deemed acceptable. The west flank (side) garden of the proposed 3 bed property is also particularly upsetting as this is within [REDACTED] bedroom window.

[REDACTED] I am shocked by



Privacy

- *Human Rights Act-protocol 1, article.*
- *SPG2, Dwelling houses, Table 2:Accommodation with 3 bedrooms,Minimum depth from rear wall of house (metre)-10.0.*
- *SPG2,Private garden area, 10.*
- *SPG2, Privacy distances and overshadowing , 18.*

[REDACTED]. Overlooking is a significant concern. I do not object to the use of trees on the boundary, quite the contrary, but agree with the statement, *'Planting of trees & hedges should not be used to overcome privacy issues, as this is not a long term solution'*, especially as the proposed species to border my property is deciduous.

The species of tree and distance from our boundary needs further consideration as they have the potential to cause severe damage to our home.

- I believe evergreens would be a more suitable choice for the trees positioned within the residential gardens but overall the landscaping design appears to be problematic.



Noise

The turning circle [REDACTED]

[REDACTED] As this is the only place for all large vehicles and those visiting the southern end of the development to turn, I have concerns over chronic noise levels and the lack of provisions in place to protect the wall from vehicle damage and vandalism. The exposed section of boundary wall also goes against Kent Police advise outlined in the document '*Designing out Crime, Dwelling (House and Flats), 16.Blank walls*'.

Driveway

The land [REDACTED] running along the [REDACTED] is a driveway, which is in constant use. [REDACTED]. I question whether noise, light and air pollution affecting the proposed 3 bedroom property from our [REDACTED] has been considered.

We [REDACTED]

[REDACTED] so that it causes less disturbance for our neighbour as well as the properties that [REDACTED] on Laurel Avenue. This would be impossible to continue doing if the pedestrian access is granted from the development into Coombe road as there will inevitable be significant spillover into Coombe road due to the lack of allocated parking. It's not often there are any spaces available as it is now, so I feel it's important for the Council to understand the usage [REDACTED] driveway and how the proximity from proposed property will affect the future inhabitants.

Coombe road pedestrian access

There is an incomprehensibly low level of parking on the proposed development and despite this being deemed reasonable by Galliard as a means to encourage the new residents to use more public transport, it is inevitable that there will be spillover into surrounding roads with Coombe road, undeniably being the most severely affected if the pedestrian access is granted. Due to most modern families having a minimum of two cars, which was not the case when the original terrace was built, the road struggles to accommodate the current parking requirements of the residents. Coombe road also serves as parking for Whitehill road Residents and ACM Autos clients on a daily basis, resulting in Coombe road residents being forced into parking on Laurel Ave, demonstrating the extent of the pre-existing parking issue in the local area. I do not feel safe as a pedestrian on Whitehill road as people drive too fast and often on the path at peak times when congestion is high, due to the majority of the northbound lane being used for parking. The roads cannot cope with or feasibly provide any additional parking for those living at or visiting the development. I strongly object to the pedestrian access and hope the Council ensures this is not approved.

Finally, it's important to make you aware that other documents submitted by Galliard are known to be inaccurate and pose further concerns surrounding the validity of the



application. This includes the number of road traffic accidents reported on Old Road East and air pollution data for Echo Square Junction being excluded, which was close to surpassing acceptable level during the covid pandemic. I'm particularly outraged by the '*Statement of Community involvement*' which omitted comments from 38 neighbours, including my husband and I. The name, address and contact details of all involved were included with the comments submitted to Galliard, therefore it is clear the document does not accurately reflect the scale of objection from the surrounding residents.

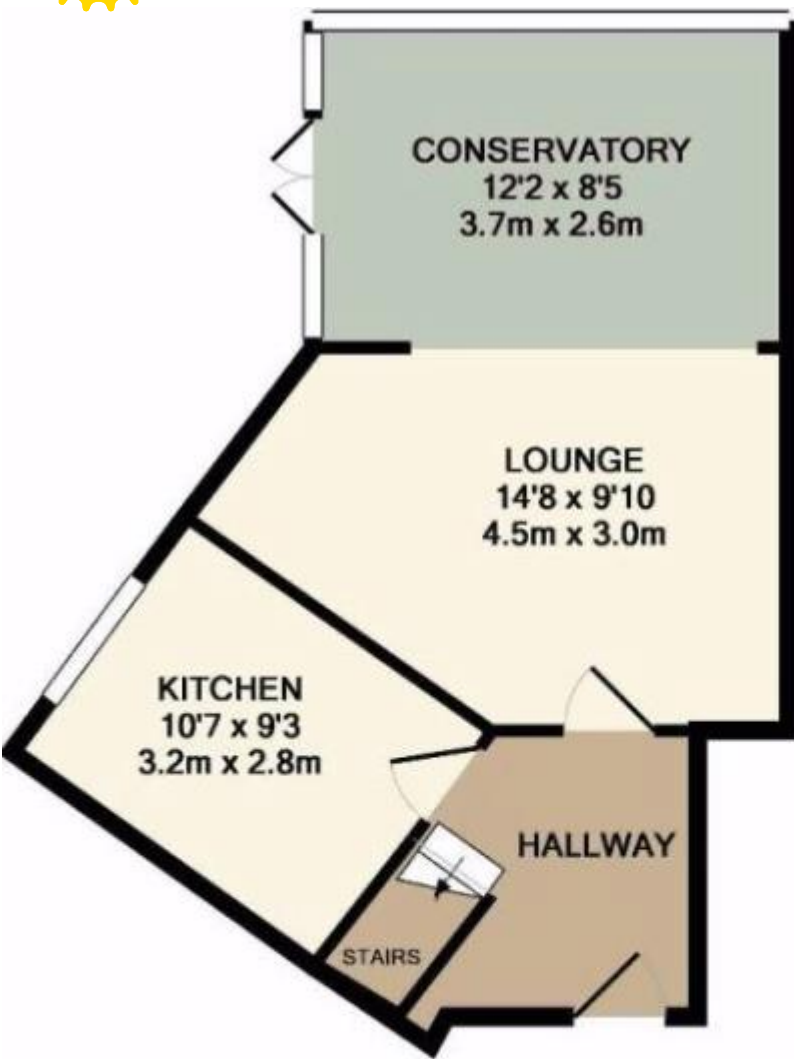
I kindly request Gravesham Borough Council contact me to discuss my concerns.

.....

I would like to request a meeting with the planning team to discuss my concerns. If this is not feasible, please advise what alternatives you're able to offer.

I look forward to your response.





GROUND FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 714 SQ.FT. (66.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission, or mis-statement. This plan is for illustrative purposes only and should be used by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017

Building Heights

The area surrounding the site predominantly consists of two storey residential buildings.

-- Site boundary

Single Storey

Two Storey

Three Storey



Layout Masterplan

The layout has been designed to minimise front-to-front relationships and to orientate views on to the open space.

This enhanced view of the site from residences also creates security through the natural surveillance of residences.

The placement of a one-way street around the Surgery creates a separate part of the site away from the secondary residential streets, creating quiet street frontages.

- Access road
- Surgery Entrance
- House Frontage
- Primary Road
- Vegetations
- Secondary Road
- Rear Garden
- Proposed trees



Proposed Landscape

The landscape on the site has been designed by Exterior Architecture Ltd.

The goal for their strategy is to have green communal areas, a pedestrian orientated scheme, a boost in ecology and a sustainable strategy for the development.

A variety of surfaces are used to mitigate environmental impact and to indicate different sections of the site including Grasscrete, paving, asphalt and gravel.

The planting strategy not only enhances and softens the site's aesthetic, it also creates barriers between the roads, streets and the houses.

There has also been a large amount and variety of trees planted.

Access into the site

Public Green Space

Back Garden

Road

Raised Road

Pavement

Defensive Front Garden

Driveway/Parking

Proposed Trees

proposed SUDs basin



Proposed Scale

One Storey Existing
Two Storey
Two Story Existing
Three Storey



4 Landscape Strategies

Tree Strategy

A palette of well formed, largely native specimens makes up the tree array at St Joseph's. The intent here is to introduce additional species variety into the existing residential palette and include planting which provides visual interest, seasonal variation, seeds and fruits for wildlife or has key wayfinding mechanisms (height, colour, form etc).



Liquidambar styraciflua

Gleditsia triacanthos

Acer platanoides



Betula pendula

Acer campestre

Sorbus aucuparia



Alnus glutinosa

Betula nigra

Betula utilis var. jacquemontii



Liquidambar styraciflua 'Fastigiata'

Carpinus betulus 'Frans Fontaine'

Fagus sylvatica



Prunus 'Pandora'

Prunus 'Okame'

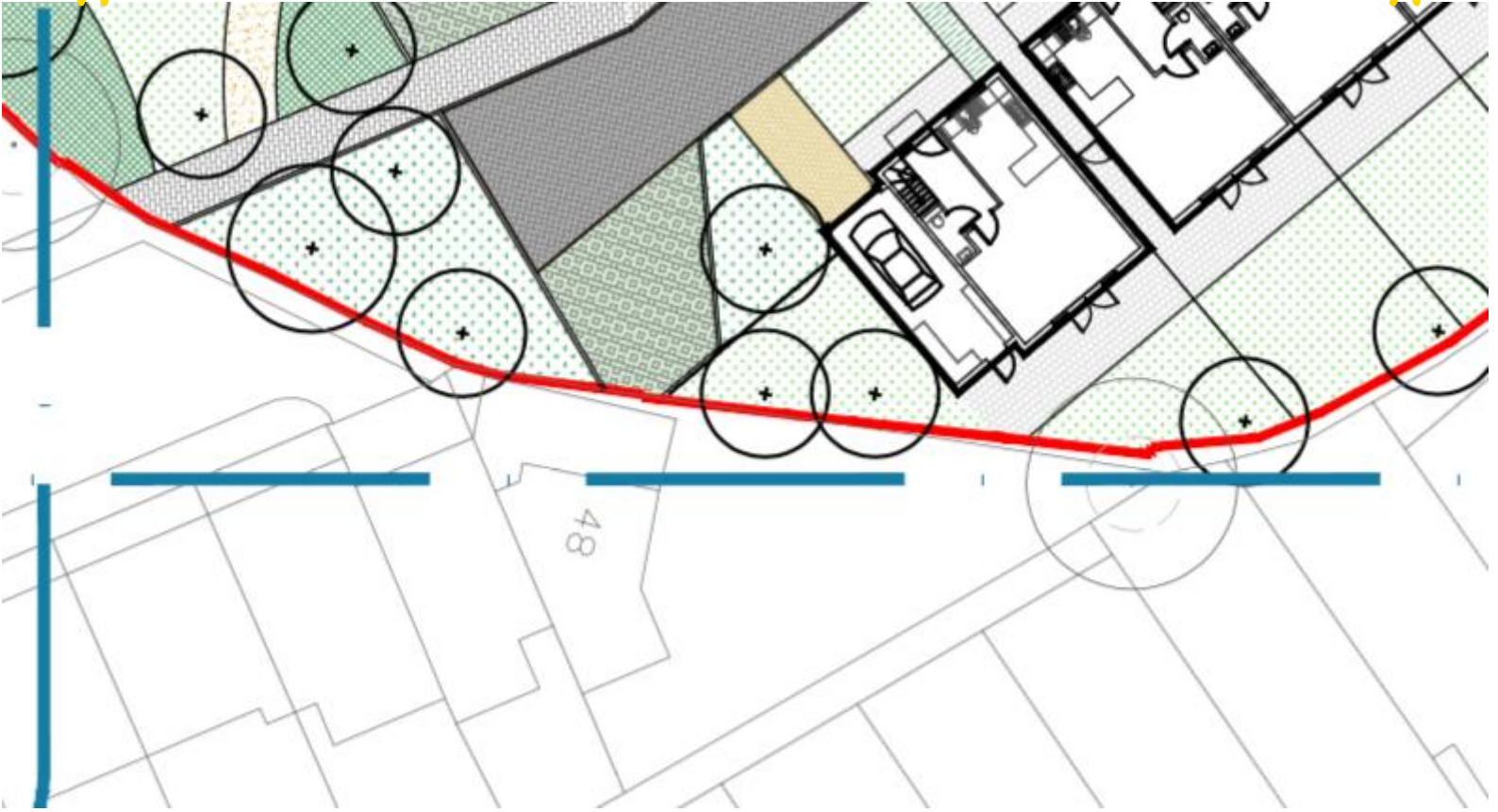
Prunus 'Royal Burgundy'



1 of 1







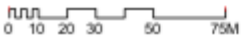




270	陈永成 (1954-)	271	陈永成 (1954-)
272	陈永成 (1954-)	273	陈永成 (1954-)



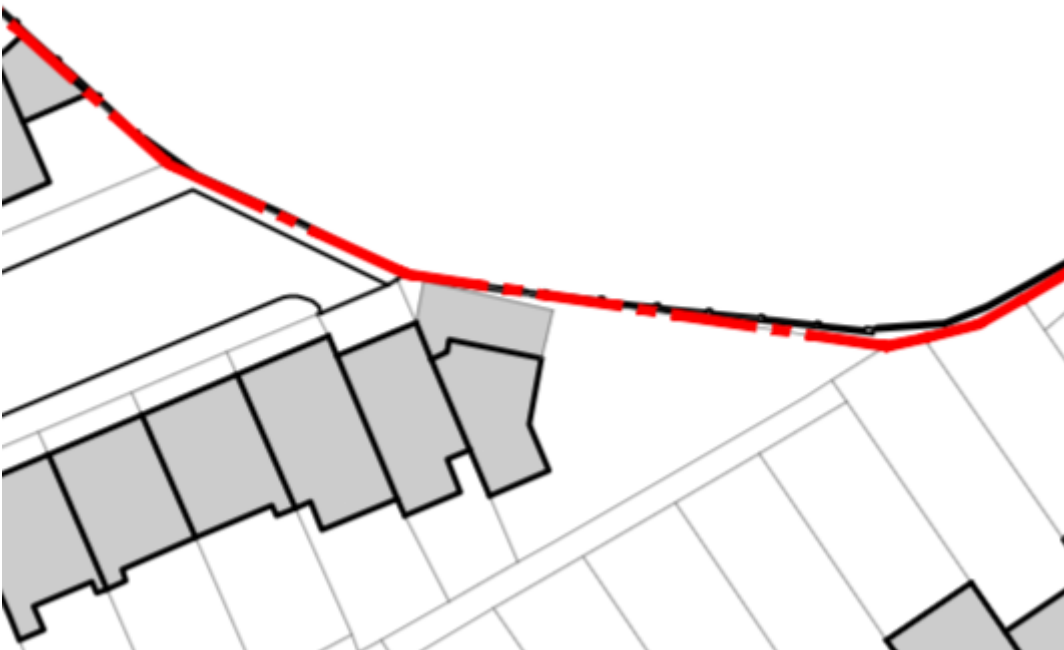
SITE APPLICATION (RED LINE) BOUNDARY

[illegible]

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Planning

22.11.2 001 P1





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EXISTING BUILDINGS



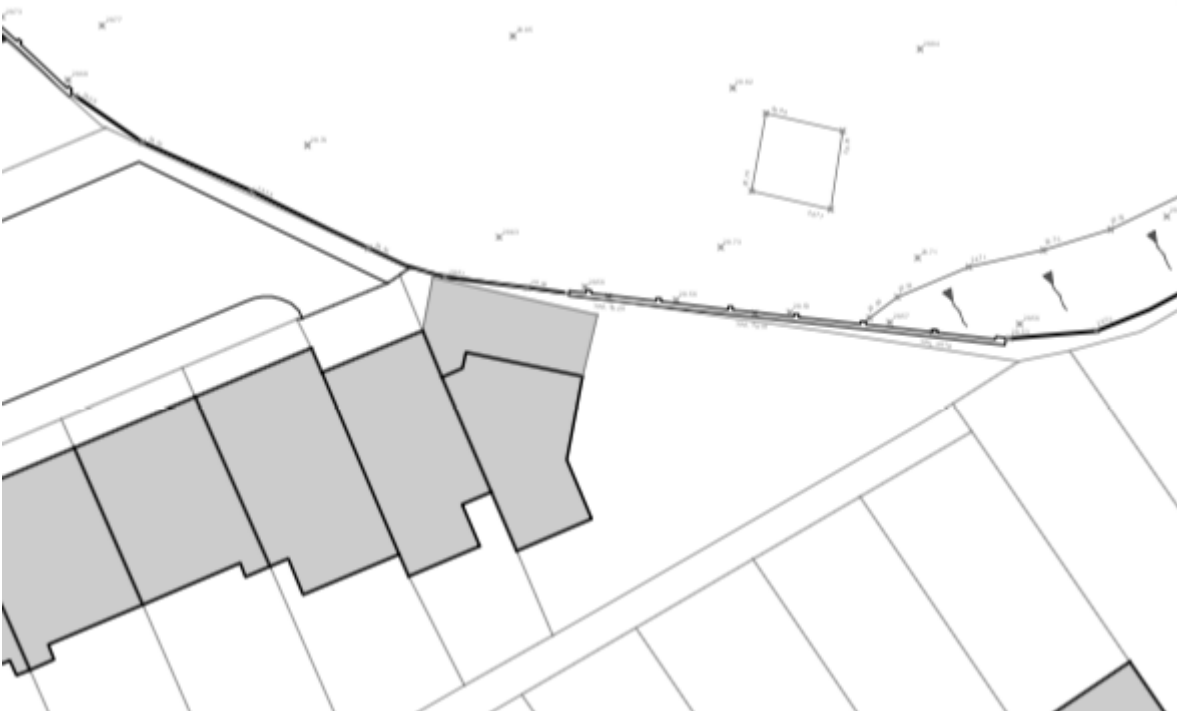
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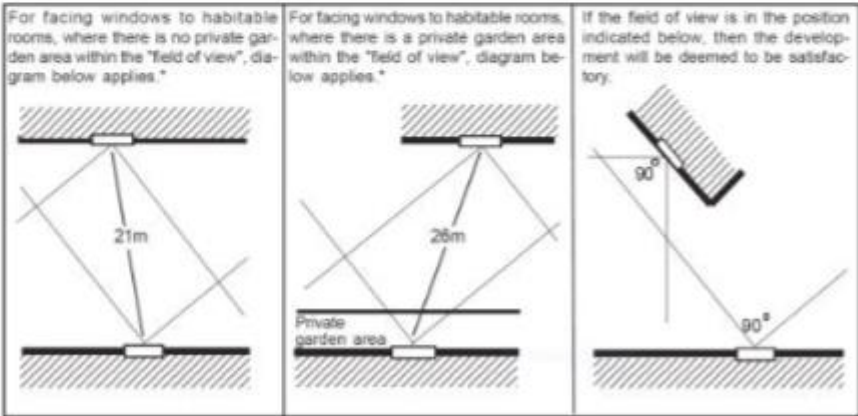
22/12 002 90



Privacy distances and overshadowing

- 16 All applications for new dwellings (including flats) will be expected to comply with the Borough Council's privacy distances and guidance on overshadowing. The standards specified protect the privacy and amenity of the occupiers of existing and proposed dwellings and protect of light and overshadowing from obstructing buildings.
- 17 Where windows of habitable rooms face each other (whether across a road, pedestrian way or private garden) a window-to-window distance of at least 21 metres should be provided. Habitable rooms are defined as bedrooms and living areas, but specifically exclude kitchens and bathrooms.
- 18 In addition, a minimum distance of 21 metres shall be provided between the windows of habitable rooms and the private garden area of a dwelling. A private garden area is defined as the first five metres of garden adjacent to the rear of the dwelling.
- 19 For "single aspect" dwellings, the minimum distance from the window of a habitable room to any house wall of equivalent height containing habitable room windows can be reduced to 11 metres.
- 20 In all cases, the privacy distances will be applied on the basis of the principles set out in figure 1 on "fields of view" which are illustrated below.

Figure 1



* A 90° field of view is measured from the central point of a window of a habitable room on any elevation, to where it overlaps a 90° field of view from the central point of a window to a habitable room on any elevation of another property.