

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/04/2025 12:48 PM from [REDACTED]

Application Summary

Address:	31 Manor Road Sole Street Cobham Gravesend Kent DA13 9BW
Proposal:	Demolition of existing lean-to structures. Erection of 2no. self build detached houses on land rear of no.'s 29 and 31 Manor Road with associated works. Proposed vehicle crossover. Installation of shared access drive and gates.
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Baker Close Sole Street Cobham Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:	I am writing with regard to the planning application that has been submitted for the development of two detached houses on the site of No 29 and No 31 Manor Road Sole Street Cobham. My concern with this planning application are as follows : Privacy: according to the plans submitted, Plot 2 at its closet point will be 1.4m from [REDACTED] property boundary. This will have a significant impact on my privacy, particularly when using my side access and rear garden, currently this area is bordered by open gardens. The properties will impede my privacy from height and will overlook both [REDACTED] property , including both [REDACTED] front and rear gardens. Natural Light : the positioning and height of the properties will impact the natural light I currently receive at the [REDACTED] and [REDACTED] of [REDACTED] property. Access: according to the plans , access to both Plot 1 and 2 will be via a narrow entranceway between the existing properties at No 29 and No 31, this access appears to be very limited in width. I am concerned that this access will restrict the ability of emergency services to access the property if needed, and due to the proximity of the properties to mine, I am concerned this restricted access has not been adequately addressed. Planning Design: the proposal to build two detached houses is not in keeping with the majority of properties in the area, which mainly consists of bungalows and dormer bungalows. Green Space: established trees , bushes and greenery have already been cleared to create access for planning purposes. I am concerned at the level of destruction before planning has been approved and fear even greater the loss of habitat for wildlife if this planning were to be approved.
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Kind regards