

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/12/2024 2:23 PM from [REDACTED]

Application Summary

Address:	42 Cricketers Drive Meopham Gravesend Kent DA13 0AX
Proposal:	Demolition of existing rear garage and conservatory. Erection of single storey side and rear wrap around extension, hip to gable enlargement to allow for the creation of a rear dormer, installation of roof lights in the front roof slope and conversion of roof into habitable rooms.
Case Officer:	Mrs Sharon Sahota

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Cricketers Drive Meopham

Comments Details

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

Reasons for comment:

Comments:	The planned alterations to 42 Cricketers Drive will result in a building that is completely unsympathetic to, and out of character with, the current environment in Cricketers Drive and the application should therefore be refused. The dormer itself is out of character for this area in that it starts so close to the ridge of the roof and continues for the entire width to the rear of the building, thus creating a clumsy and unsightly box. Not only is this unattractive and visually unappealing, it also extends so far towards the rear of the property that it will overlook the rear gardens and patios of neighbouring properties, especially as the Juliette Balcony will provide unfettered visibility over adjacent properties, thus impinging the right to privacy of residents of the neighbouring properties. The large skylight to the proposed garage appears to indicate that it is highly likely that this area will be used as additional living space and unlikely to be used for storing motor vehicles, thus leading to non-compliance with the covenants on the deeds for properties on this estate that require vehicles to be parked on the driveway as the remaining driveway will be very short and unable to accommodate more than one vehicle. There is already a major problem with parking in Cricketers Drive - many vehicles park half on the pavements and this will exacerbate that, contributing to the challenge large vehicles, especially emergency vehicles, have accessing properties at the end of the road. It will also create further obstruction for pedestrians wishing to use the pavements, especially those with impaired mobility, or pushing baby carriages and prams. The proposed long side extension that includes the garage will present an imposing dark, blank wall, right on the boundary, for a significant proportion of the entire length of the property. This will have a severe detrimental impact on the neighbouring property (number 40) as it will be aesthetically unappealing, deprive them of light, and impinge their right to enjoy their property to the fullest. The sleeper-based retaining wall to the rear of the property has recently been
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removed and replaced with a reinforced concrete retaining wall. This has created a hard, unsightly structure that is not at all in keeping with the nature of this area, and is more suited to an industrial complex. When viewed from the field to the rear of the property, or the properties on Pitfield Drive along the south-western side of the field, the imposing planned extension and dormer will be superimposed on this industrial-looking reinforced concrete retaining wall and will present as a huge, overbearing block-like structure that is entirely unsuited to this area.

Conclusion:

This application should be refused due to the significant negative impacts it will have on the surrounding area and the neighbouring properties and the occupiers of these properties.

Kind regards