

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/04/2024 9:27 AM from [REDACTED]

Application Summary

Address:	219 Wrotham Road Gravesend Kent DA11 7LL
Proposal:	Change of Use from Class C3 (A) Dwelling house to a Class C2 Childrens Residential Care home.
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] New House Lane Gravesend

Comments Details

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

Reasons for comment:

Comments: I, respectfully send this statement to the planning office for consideration in relation to the proposed change of use at 219 Wrotham Road. The following concerns are brought forth with regards to the potential transformation of the property into a children's residential home, the abilities and stability of Elite Childrens Care Group (ECCG) and the impact it may have on my rights and well-being:

Background: The purchase of my home in New House Lane, Gravesend in [REDACTED] was a deliberate choice made by me due to the presence of a park opposite the property, an unobstructed view at the back, and the privacy it provided. The subsequent construction of a loft conversion at 219 Wrotham Road [REDACTED] without any visible planning permission at the time.

Impact on Quality of Life: The looming possibility of a children's residential home being established in close proximity poses a significant threat to the peaceful environment I sought when acquiring the property. This change of use stands to disrupt my daily life and well-being, particularly given my occupation as a home worker. [REDACTED] coupled with concerns regarding noise pollution, jeopardises my ability to work effectively [REDACTED] thereby affecting my overall quality of life and welfare. I consider the proposed change of use not conducive to the area or character of the aforementioned roads.

Additional Concerns:

- 1) Traffic Congestion: The high frequency of carers and families visiting the property could lead to congestion at the already busy junction, and reduced parking availability.
- Property Value: The direct proximity of the property's garden to my garden raises concerns about potential devaluation of my home.
- 2) Fire Safety: The increased fire risk associated with supporting children with special needs necessitates consideration for night time fire drills and the

adequacy of evacuation procedures across a busy road or within the property's garden.

3) Home Schooling: The potential utilisation of two outbuildings for educational activities raises concerns about noise pollution and its impact on my peaceful environment.

4) Suitability for Children: The property's location on a main thoroughfare frequented by heavy goods vehicles traveling from the Gravesend Port to the A2/M25. The emergency services utilising New House Lane and the Junction of Wrotham Rd to get into Gravesend 24/7, and night time sirens poses risks to the well-being of children residing in the proposed children's home as they have already suffered significant trauma in early life, and this could be triggering.

5) Concerns Regarding Care Provider: Questions regarding the duty of care and financial stability of ECCG, based on Companies House records indicating financial instability and lack of suitability along with a potential area mismatch stated within their operational focus.

In light of the aforementioned concerns, I respectfully urge the planning authorities to carefully consider the ramifications of the proposed development on the children who may be accommodated in a residence situated at a notably busy junction characterised by a high volume of traffic and emergency vehicle activity.

It is imperative that the authorities assess the capacity of ECCG to effectively manage this establishment, taking into account their relevant experience and expertise in such matters.

Furthermore, I implore the planning authorities to acknowledge the potential impact of this development on my life and well-being, particularly considering my occupation as a home worker. The significance of maintaining a conducive and undisturbed work environment is paramount to my professional responsibilities and personal welfare.

Lastly, I wish to assert that I reserve the right to make reference to the contents of this objection at a later date, should the need arise. This objection serves as a crucial documentation of my concerns and interests in relation to the proposed development.

Kind regards