

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 29/05/2025 8:28 PM from [REDACTED]

Application Summary

Address:	42 Cricketers Drive Meopham Gravesend Kent DA13 0AX
Proposal:	Erection of single storey side/rear extension with rooflights.
Case Officer:	Mrs Sharon Sahota

[Click for further information](#)

Customer Details

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

Comments Details

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

Reasons for comment:

Comments:

I wish to object to the above application, based on the following:

The proposed extension to no 42 Cricketers Drive is not in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 as the proposed development does not meet the requirements therein -specifically those that require new developments to be visually attractive, enhance the character of the built environment and take into account scale, height and building lines.

The proposed extension dominates the original property, increasing the footprint by almost 100%. It is wider than the original dwelling and is not situated behind the front building line. These factors are not in line with the Gravesham Households Design Guide (2021)

The height and depth of this substantial wraparound extension will have a negative impact on the neighbouring properties. It is not in keeping with the character of the neighbourhood, and will result in an overbearing presence. It will also dominate views from the rear of neighbouring properties.

The substantial height of the completed side extension will have an overbearing and negative effect on the neighbouring property. It will have a negative impact on the natural light to the property, and on the light to the kitchen area particularly, impinging the right to light of the neighbouring property.

A more modest sized extension would be far more in keeping with the character of the surrounding area.

On the west side of Cricketers Drive, other properties have been refused Planning Consent for side extensions up to the front building line. At 28 Cricketers Drive - the side extension garage frontage is set back well enough to allow parking of a car to the side of the house - approval was NOT granted for the garage to extend to the front building line.The applicant in his supplementary notes states

that planning consent was granted for the garage to be built up to the front building line. This is not the case, and these restrictions should also apply to no 42 Cricketers Drive.

Inaccuracies on the Householder Application for Planning Permission Form submitted:

1. In the Trees and Hedges section of the form submitted by the applicant, it is stated that no trees or hedges will need to be pruned or removed to allow the development to proceed. This is only true

because the very nice, established tree that was in the front garden has recently been cut down completely (perhaps 3 inches of the stump remain), presumably to allow the development to proceed and in a likely attempt to circumvent the intent of this question in the form.

2. Similarly, the response to the question headed 'Parking' states that the proposed works will not affect car parking arrangements. This is contradicted by the drawing submitted in support of the application (drawing CD42-08 rev B, Existing and proposed site plan) that clearly shows the proposed car parking will no longer be on the existing driveway, and will instead be parking for two vehicles in the front garden and parallel to Cricketers Drive. This is undoubtedly why the aforementioned tree was felled as it would have been in the path between the existing dropped curb and driveway and the proposed parking. Please note that the plan shows this tree on the existing site plan, but not on the proposed site plan, thus reinforcing the concern that it has been felled to facilitate this development, and further raising suspicions about the timing of the felling. In addition, it is my understanding that covenants covering properties in Cricketers Drive require cars to be parked on the driveway or in the garage only.

Kind regards