

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/01/2026 8:38 PM from [REDACTED]

Application Summary

Address:	41 Harman Avenue Gravesend Kent DA11 7RJ
Proposal:	Application for a Proposed Lawful Development Certificate; Change of use from a residential dwellinghouse to a children's home.
Case Officer:	Mrs Lucy Hankin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details

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

Reasons for comment:

Comments:	Dear Planning Officer, Gravesham Borough Council I am writing to formally object to the proposed use of 41 Harman Avenue, Gravesend DA11 7RJ as a children's residential care home. I believe this proposal represents a material change of use from a private family dwelling and would have a significant and adverse impact on the residential character, amenity, and wellbeing of neighbouring households, including my own. 1. Incompatibility with the Residential Character of the Area Harman Avenue is a quiet, established residential street made up predominantly of family homes. A children's residential care home constitutes an institutional use, involving staff rotations, visitors, service providers and operational activity that is not consistent with the character of this neighbourhood. The introduction of a care facility would fundamentally alter the nature of the area and undermine its suitability as a peaceful residential environment. 2. Noise, Disturbance and Loss of Residential Amenity Children's residential homes operate 24 hours a day, often involving: - Shift-based staffing (including night staff)
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- Emergency or unplanned vehicle visits
- Regular professional visits (social workers, healthcare professionals, inspectors)
- Increased internal and external activity

This level of activity would result in ongoing noise, disturbance and disruption, particularly during evenings and night-time hours, which would materially harm neighbouring residents' quality of life.

3. Parking Pressure and Highway Safety Concerns

The property is located on a residential street with limited on-street parking. A care home would generate:

- Staff vehicles across multiple shifts
- Visitor and professional parking
- Service and delivery vehicles

This would place unsustainable pressure on parking, increase congestion, and potentially create highway safety issues, particularly for children and pedestrians in the area.

4. Negative Impact on Property Values

The presence of a children's residential care home in a small residential street is widely recognised as a factor that can adversely affect surrounding property values. This represents a direct financial detriment to neighbouring homeowners who purchased their properties with the reasonable expectation that the area would remain residential in nature.

5. Unsuitable Location for Such a Facility

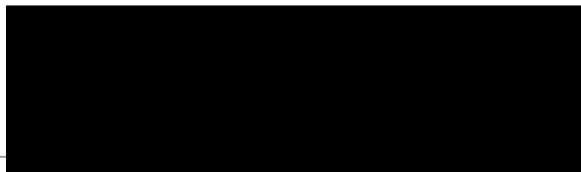
While I fully recognise the importance of appropriate accommodation for vulnerable children, such facilities must be carefully located to ensure they are suitable for both residents and the surrounding community. Harman Avenue is not an appropriate location for an institutional care use due to its scale, layout, and residential context.

6. Precedent and Long-Term Impact

Approval of this proposal would set an undesirable precedent for further non-residential uses within the area, gradually eroding the residential integrity of the neighbourhood.

For the reasons outlined above - including loss of residential amenity, increased noise and disturbance, parking and highway concerns, impact on property values, and incompatibility with the character of the area - I respectfully request that the Council refuse planning permission for this proposal.

Should the property already be operating as a children's residential home without the appropriate planning consent, I request that the Council investigates the matter and considers planning enforcement action.



Kind regards

