

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/09/2026 10:20 PM from [REDACTED]

Application Summary

Address:	4 Gouge Avenue Northfleet Gravesend Kent DA11 8DP
Proposal:	Application for Outline application with all/some matters reserved for the demolition of existing dwelling and erection of 4 new residential dwellings with new site access, parking and associated works. Layout and access to be determined.
Case Officer:	Mrs Sharon Sahota

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Gouge Avenue Northfleet Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to object to this application.

Residential amenity - daylight, sunlight and outlook. I have lived at [REDACTED] Gouge Avenue for over 40 years and my property immediately [REDACTED] the application site. My loft bedroom, which has been my sleeping room for many years, has a roof window [REDACTED] to 4. The proposed two-storey development would be substantially closer and more prominent than the existing situation. The application site is also approximately 1.2 metres higher [REDACTED] conservatory. [REDACTED] conservatory has a glazed roof, while [REDACTED] kitchen and living areas have windows and doors facing the garden and application site. I am therefore concerned about loss of daylight and sunlight, reduced outlook and an increased sense of enclosure. I ask the Council to carefully assess existing and proposed ground levels, building heights, massing and separation distances and, where appropriate, require a daylight and sunlight assessment having regard to BRE principles and relevant design guidance.

Privacy and overlooking. The proposed four dwellings would be immediately adjacent to my property. I am concerned that the building positions, windows, rear parking area and changes in levels could increase overlooking and reduce privacy to my home, conservatory and garden. I ask the Council to assess window positions, separation distances, finished levels and boundary treatment.

Scale, layout and topography. As the application site is higher than my property, the impact of two-storey buildings may be greater than indicated by building heights alone. The Council should consider the combined effect of topography, height, massing, proximity and layout on the adjoining dwelling.

Parking, access and highway impact. Parking is already difficult in Gouge Avenue. I understand the proposed access would result in the loss of approximately two or three existing on-street parking spaces. Commercial/transit-type vans are also regularly parked on Gouge Avenue particularly around the access area, restricting visibility and contributing to congestion and safety.

Gouge Avenue and Park Avenue are constrained residential roads. I ask the Council to assess the proposed access, parking provision, visibility, manoeuvring, loss of on-street parking and cumulative effects of additional traffic and vehicle movements.

Noise and disturbance. The proposal would introduce four additional dwellings immediately adjoining my home. I am concerned about increased noise and disturbance from vehicles, parking, garden activity and general residential use. The Council should consider whether the layout and separation provide an appropriate level of residential amenity.

Trees, habitat and biodiversity. I ask the Council to consider the ecological character and history of the site. When I returned from a vacation in May 2023, I observed that substantial clearance had occurred and that many established trees and areas of vegetation previously present were no longer there. This significantly changed the appearance of the site and, in my view, its contribution to the local environment. Before the clearance, the site appeared to provide long standing vegetation and habitat. Over the years I observed wildlife including birds, hedgehogs and bees, and I am concerned that the vegetation and trees may also have provided habitat for other species.

I recognise that these are observations from a neighbouring resident and that the Council will rely on appropriate ecological evidence. I ask that the site's existing and previous (pre 2023 clearance) vegetation, trees and potential habitat value are properly considered. Historical aerial imagery, including Google Earth historical imagery, may assist in establishing its condition before clearance.

If further ecological or protected-species information is necessary, I ask that it is obtained before determination. If biodiversity net gain requirements apply, I also ask that the appropriate baseline and supporting information are properly established.

Planning history. Previous applications 20240071 and 20240684 for residential redevelopment were refused. The appeal relating to 20240684 was dismissed on 10 April 2026. As the current application again proposes residential redevelopment of the same site, I ask the Council to carefully consider whether the matters that previously led to refusal and the subsequent appeal decision have been adequately addressed.

For these reasons, I respectfully ask the Council to refuse application 20260836 unless it is satisfied, on the basis of adequate and properly evidenced information, that the development would not cause unacceptable harm to residential amenity, privacy, daylight, sunlight, outlook, highway conditions, parking, noise or biodiversity. In particular, I ask that full consideration is given to the site's topography and relationship with 16 Gouge Avenue, building height and massing, access and parking, ecological history, and previous planning and appeal history.

Kind regards

