

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/05/2025 12:33 PM from [REDACTED]

Application Summary

Address:	Garage Site Adjacent To 33 Empress Road Gravesend Kent
Proposal:	Erection of a new residential building comprising of 5x 1 bed flats, 4x 2 bed flats and 1x 3 bed flats contained within a terraced style block.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Lower Range Road Gravesend, Kent

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>The current site is 18 garages, plans are for 10 flats & 5 parking spots. If only 5 cars are owned by residents (surely an underestimate?) at least 18 will be added to street parking. UK ave car length 4.4m, +1m each end, street parking will be increased by 115.2m. Currently parking is completely full, residents have resorted to parking perpendicular to the road on the pavement. The developers say "Importantly, the on-site parking will prevent additional strain on the already limited on-street parking in the area." Nonsense - it will add issues to an already overloaded area.</p> <p>This is serious. After 5pm, it is luck whether we can find a parking space within eyesight of our properties & often have to park in neighbouring streets. After 10pm, one must circle neighbouring blocks trying to find any available space. I have been forced to park 4 streets away. This is a huge issue & the development is a massive addition to it.</p> <p>Access is only via Lower Range Rd (LRR), a narrow terraced road, where there is also a council application to build 14 flats. These will also add to the misery of parking, noise & pollution & we will have HGVs going to 2 sites. It is inevitable there will be times when they will be travelling in opposite directions & block the road. HGVs going to Moove Lubricants in LRR were previously such a problem they shut the entrance & GBC/Moove funded the building of Dering Way to alleviate issues. It is unacceptable for residents to endure heavy traffic going to 2 building sites which is going to be heavier than previous traffic for which the only solution was to build a new access road.</p> <p>Access to from LRR to Empress Rd (ER) and to site is very tight & unsuitable for HGV traffic. It is inevitable lorries will get stuck.</p> <p>Developers omit that houses in Denton St & LRR backing on to the flats are on a lower level/storeys & only the top is level with the proposed flats. We are 2 floors below them & they propose to add 3 floors above - effectively a 5-storey development. South of us, they will permanently shadow our properties.</p> <p>Furthermore, they propose to put balconies facing our properties looking directly into gardens, kitchens, bedrooms & bathrooms from above which is an infringement of our right to privacy.</p> <p>Developers propose a communal area. We already have issues of noise from the neighbouring block. They say that putting the communal area at the back of the</p>

property mitigates disturbance for neighbours. What this does is shift the acknowledged disturbance to the properties at the back.

The car parking will face directly into my bedroom & will be subject to light & noise pollution from cars. Proposers say "parking is tucked out of sight from ER (behind the building)." 6m above my property, facing directly into my bedroom cannot be said to be "tucked out of sight".

Plans propose building up to the edge of the alley at the rear but neglect to mention that the north end of the property falls away with a drop of about 6m to the level of our properties so they must construct a 6m wall 2m from the rear of [REDACTED] property then fill it and underpin because it is backfilled, held in place by corrugated iron.

As well as the 6m wall, the developers mention that the boundary will feature 2m acoustic fencing & landscaping to 'improve sightlines', so [REDACTED] garden & property will be overshadowed by at least a 8m precipice 2m from [REDACTED] garden. It mentions that "the development will fall far below the 45-degree lines from the nearest neighbouring windows" - I argue that gardens are just as important to residents. In summer the development will overshadow at least half [REDACTED] garden, in winter it will receive no direct sunlight at all. To even build a fence above 2m adjacent to a property requires planning permission & there is no way that residents will agree to this, especially atop a 6m wall.

Even a cursory look at the site would have revealed this - I have Ordnance Survey maps going back over 100 years & older that have this marked my house being built, c. 1875, exactly why our 150 year old houses have 3 storeys at the back. Either the survey was incomplete or the developers intentionally omitted this to push their plans. Both cases are unacceptable and/or dishonest.

We have a problem with waste from the existing flats next door. Residents have history of throwing bags over the fence at the back of the property, directly into the alley & ground behind our gardens. Why should we expect residents in this property to be better behaved than their neighbours? It must be expected that there will be issues, yet Gravesend Borough Council wash their hands of all responsibility for the mess, so our response should rightly be, if you cannot control the problem, do not introduce it.

In summary the development will:

- Massively increase parking problems
- Cause massive traffic issues
- Overshadow our properties
- Impact our privacy
- Cause light & noise pollution
- Is out of keeping with the 150 year old properties in the area

Kind regards