

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/03/2026 2:24 PM from [REDACTED]

Application Summary

Address:	The Woodlands 217 Wrotham Road Gravesend Kent
Proposal:	Alterations to existing restaurant, including alterations to elevations, additional works to accommodate plant, new corral and bin store, demolition of existing single storey side extension with erection of new single storey side extension, minor external work to existing parking bays, creation of patio and other associated work.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] The Downage Gravesend

Comments Details

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

Reasons for comment:

Comments:

I write to formally object to the proposed change of use of the former Beefeater restaurant to a McDonald's restaurant.

My objection is made on the basis that the proposed development would result in material harm to the character of the area and the amenity of neighbouring residents, contrary to the principles of sustainable development and relevant local planning policies.

1. Intensification of Use and Impact on Residential Amenity

The proposed use represents a significant intensification compared to the former Beefeater restaurant. A McDonald's operates on a high-turnover model with a materially different pattern of use, including higher customer frequency, increased comings and goings, and extended hours of activity. This would result in increased noise, disturbance, and general activity levels detrimental to the amenity of nearby residential properties.

2. Noise, Disturbance, and Hours of Operation

The nature of the proposed use is likely to generate sustained levels of noise throughout the day and into the evening, including customer activity, servicing, and deliveries. This is likely to erode the reasonable expectation of quiet

enjoyment for residents, particularly given the proximity to housing and the nearby park.

3. Traffic Generation and Highway Impact

The proposal is likely to result in increased vehicle trips and short-duration visits, leading to greater pressure on local roads and parking provision. This raises concerns regarding congestion, highway safety, and informal or overspill parking in surrounding residential streets.

4. Litter and Environmental Impact

It is widely recognised that fast-food outlets are associated with increased levels of litter extending beyond the immediate site. Given the site's proximity to a public park, there is a high likelihood of adverse impacts on the local environment and public amenity, undermining the quality and usability of this important community asset.

5. Impact on Character and Function of the Area

The proposed use would alter the character and function of the site from a relatively low-turnover sit-down restaurant to a high-intensity fast-food outlet. This change is not considered to be in keeping with the surrounding residential context and risks setting an undesirable precedent for similar applications.

6. Sustainability Considerations

The proposal raises concerns in relation to sustainable development principles, particularly in terms of promoting unhealthy food environments and increased reliance on short car journeys, which conflict with broader public health and environmental objectives.

For the reasons set out above, it is considered that the proposal would result in unacceptable harm and should therefore be refused.

I respectfully request that this objection be taken fully into account in the determination of the application.

Kind regards