



Date: 18th June 2025

To:

Gravesham Borough Council

Civic Centre

Planning Department

Windmill Street

Gravesend

Kent

DA12 1DU

Email: planning.admin@Gravesham.gov.uk

Subject: Objection to Planning Application 20250483 for Chalet Bungalow Adjacent to 1 Rose Cottage, Cliffe, Kent ME3 8EP

Dear Sir/Madam,

I am writing to formally object to planning application **20250483** for the proposed construction of a chalet bungalow adjacent to 1 Rose Cottage, Cliffe, Kent ME3 8EP.

As a local resident and neighbour, I have serious concerns about the potential impact of this development on the character of the area, the environment, and the well-being of the local community. My objections are based on the following grounds:

1. Overdevelopment and Impact on Character

The proposed chalet bungalow would represent an overdevelopment of the site and would be out of character with the rural and historic nature of the area. The development would significantly alter the visual appearance of the site and surrounding properties, particularly the neighbouring Rose Cottage, which has important historic value. The introduction of a modern dwelling in such close proximity would disrupt the established character of the locality.

2. Shared Cesspit and Drainage Concerns

The two cottages, **1 and 2 Rose Cottage**, share a cesspit located on the land at **2 Rose Cottage**. The cesspit is currently just about adequate for the waste

produced by the two properties, but it regularly blocks, causing ongoing issues.

not prepared to allow the new property to be connected to this cesspit as it does not have the capacity to handle the waste from an additional dwelling.

3. Could the planning department please confirm how drainage is proposed for the new property and whether it will be required to connect to the existing cesspit or if alternative drainage solutions will be considered?

4. Highway Safety and Access

The site is situated on a narrow lane with limited visibility and already experienced a number of road accidents. The additional traffic generated by the new dwelling could compromise highway safety for both pedestrians and drivers. Given the constrained access, there are also concerns about the feasibility of emergency vehicle access in the event of an emergency.

5. Impact on Residential Amenity

The proposed development would be located in close proximity to neighbouring properties, resulting in potential loss of privacy, increased noise, and the possibility of overshadowing. These factors would significantly affect the quality of life for residents in the immediate area.

6. Drainage and Environmental Concerns

The Cliffe area is known to have existing drainage and surface water management issues. The additional load from a new dwelling could worsen these concerns, particularly during periods of heavy rain, increasing the risk of flooding. It appears that the application does not fully address these environmental concerns.

7. Precedent for Further Development

Allowing this application to proceed could set a concerning precedent for further infill or back garden developments in the village, potentially eroding the local character and placing additional pressure on infrastructure and services that are already under strain.

For these reasons, I respectfully urge the planning committee to reject planning application **20250483** in order to preserve the character, safety, and sustainability of our community.

Thank you for considering my objection, and I look forward to your response regarding the proposed drainage arrangements for the new development.

