

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/09/2026 6:17 PM from [REDACTED]

Application Summary

Address:	123 Chalk Road Gravesend Kent DA12 4UT
Proposal:	Partial demolition and reconstruction/reconfiguration of existing bungalow, with gable end and rear dormer roof extensions and single storey rear extension, plus demolition of existing garage, creation of new access road and construction of 2 x four-bedroom bungalows and associated cycle, refuse storage and amenity space
Case Officer:	Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Chalk Road Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:	As an adjoining resident, I have serious concerns that the proposal would cause significant harm to neighbouring properties, residential amenity, highway safety, local character and biodiversity. The proposed development conflicts with Policy CS19 of the Gravesham Local Plan Core Strategy and the objectives of the National Planning Policy Framework. The proposal represents an inappropriate form of backland and tandem development that is out of keeping with the established character of the area. The locality is predominantly characterised by detached and semi-detached dwellings fronting the highway, together with a number of bungalows. The insertion of two large four-bedroom dormer dwellings behind the existing property would create a cramped and incongruous form of development that fails to respect the existing pattern, spacing and grain of the neighbourhood. The development would erode the open character of rear garden land and introduce substantial built form where none currently exists, resulting in material harm to the character and appearance of the area. The proposed dwellings would introduce first-floor and ground-floor windows overlooking neighbouring homes and gardens. This impact is significantly worsened by the elevated position of the site compared with surrounding
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properties, particularly those in Chalk Road and Villa Close.

The development would result in direct views into neighbouring private gardens, patios and habitable rooms, causing a significant loss of privacy for surrounding residents. The differences in ground levels mean that standard separation distances do not sufficiently mitigate the impact, resulting in a greater degree of overlooking than would normally be expected.

The scale, height, massing and siting of the proposed dwellings would create an overbearing and visually intrusive presence. Neighbouring residents would experience a loss of outlook, increased enclosure, visual dominance and a reduction in overall residential amenity.

Given the constrained nature of the site and the proximity of the buildings to neighbouring boundaries, the cumulative effects of overlooking, enclosure and visual intrusion would have a significant adverse impact on the living conditions of adjoining occupiers.

The proposed access road and parking areas would be positioned immediately adjacent to existing residential properties, in places less than one metre from neighbouring homes.

This would introduce vehicle movements, noise, headlights, vibration, air pollution and general disturbance directly alongside existing dwellings and private gardens. The proposed parking arrangements would intensify activity within what is currently a quiet residential environment, significantly reducing the amenity enjoyed by neighbouring residents.

The proposed access is situated close to the junction of Chalk Road and Rochester Road, where traffic conditions already give rise to local concern. The development would increase vehicle movements and turning activity at an already sensitive location.

There appears to be insufficient evidence that adequate visibility splays can be achieved and maintained. In addition, the parking provision appears inadequate for two large four-bedroom dwellings, which are likely to generate multiple vehicle ownership. This creates a significant risk of overspill parking onto Chalk Road and surrounding roads.

The local highway network already experiences parking pressures, with vehicles frequently parked along kerbs and in constrained locations. Additional on-street parking would reduce road width, increase congestion and worsen existing parking problems. Chalk Road is a bus route and the road is already not wide enough to accommodate passing buses, with a frequent occurrence being buses mounting pavement in order to pass. This proposal places undue pressure on a strained road network and risk onto the local community.

Of particular concern is the site's location near the transition between the A226, where vehicles approach from a 50mph speed limit, and the 30mph section of Chalk Road. Overspill parking at this location could create dangerous blind spots, obstruct visibility for drivers entering and leaving the site, and increase risks to pedestrians, cyclists and motorists. This would represent a significant highway safety concern.

The application does not appear to provide sufficient ecological information to enable a full assessment of environmental impacts. Significant site clearance works, including the removal of vegetation and outbuildings, have already taken place, raising concerns about the potential impact on wildlife and protected species.

Furthermore, the application does not adequately demonstrate compliance with

Biodiversity Net Gain requirements or provide sufficient evidence that ecological impacts have been properly assessed and mitigated.

For the reasons outlined above, the proposal would result in inappropriate backland development, harm to local character, overlooking and loss of privacy, loss of residential amenity, noise and disturbance, inadequate parking provision, increased pressure on local roads, highway safety risks and insufficient ecological information.

The likelihood of overspill parking is particularly concerning due to the site's position close to the A226/Chalk Road speed transition, where additional roadside parking could create dangerous blind spots and visibility problems. When considered collectively, these impacts would cause substantial and unacceptable harm to neighbouring residents and the wider area.

I therefore respectfully request that Gravesham Borough Council refuses Planning Application 20260864.

Kind regards