

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/08/2025 6:57 PM from [REDACTED]

Application Summary

Address:	Rear Of 28/30 Sun Lane Gravesend Kent DA12 5HG
Proposal:	Demolition of existing outbuildings at the rear of 28/30 Sun Lane and erection of a detached chalet-style dwellinghouse.
Case Officer:	Mrs Katherine Parkin

[Click for further information](#)

Customer Details

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

Comments Details

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

Reasons for comment:

Comments:	Objection to Planning Application: Two Storey Chalet - Gravesend Please see my reasons below for the objection to the proposed planning application above. 1. Loss of Privacy / Overlooking -Objection Reason: The proposed chalet would dramatically overlook adjacent habitable rooms and private garden spaces, eroding both privacy and residential amenity. [REDACTED] -Policy Support: Residential Layout Guidelines SPG2 mandates a minimum window-to-window distance of 21 meters between habitable rooms, and also a minimum of 21 meters between habitable room windows and the first 5 meters of an adjoining private garden 2. Inadequate Parking Provision -Objection Reason: The chalet design omits sufficient off-street parking, which will exacerbate on-street parking pressure. conflicting with safe access for residents. -Policy Support: Gravesham adheres to Kent County Council's Vehicle Parking Standards (SPG4). Triumphal changes in 2024 shifted standards toward using them as a discussion "starting point" rather than rigid minima DHA. Regardless, the proposal still appears likely to fall short of these guidelines. 3. Noise Pollution & Disturbance -Objection Reason: Construction noise and future residential activity will create unacceptable disturbance due to the chalet's proximity, impacting quality of life (as I work from home) and local tranquility, wildlife.
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-Policy Support: The National Planning Policy Framework (NPPF) Paragraph 185 requires developments to prevent noise that could result in significant adverse impacts on health or resident quality of life

4. Environmental Overdevelopment & Overshadowing

-Objection Reason: The chalet represents overdevelopment of the plot, risks overshadowing adjoining amenity space, and may encroach on green and biodiverse areas.

-Policy Support: SPG2 signals that developments should not appear cramped or out of character. It also requires adherence to the "25 degree rule," aimed at preventing overshadowing of neighboring dwellings .

5. Incongruous Appearance & Harm to Local Character

-Objection Reason: The chalet's scale and style are inconsistent with the surrounding residential area, thereby detracting from the area's visual coherence and character.

-Policy Support: Design for Gravesham - Design Code SPD (supporting Policy CS19: Development and Design Principles) emphasizes that new development must be sympathetic to local character and design quality Gravesham Borough CouncilGravesham Planning Consultations.

-The NPPF (Paragraph 134) similarly encourages refusal of development that fails to consider local context and character.

6. [REDACTED]

[REDACTED]

Kind regards