

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 7:22 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

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/safety -Objection Reason: The chalet design omits sufficient off-street parking, which will exacerbate on-street parking pressure. conflicting with safe access for residents. It will be dangerous to have another house so close to the corner of the road where cars are turning in/out. There is a higher chance of collision and it will reduce road safety. -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 and local tranquility, wildlife. [REDACTED]
[REDACTED]

Furthermore, having another house in the garden will increase noise levels on the road of a very quiet area.

-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. It will not fit in with the rest of the houses. This will reduce my property's house value and interest too.

-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 Council Gravesham Planning Consultations.

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

6. Damage to my property causes by demolition

[REDACTED]
[REDACTED]

7. Damage to Local wildlife and trees

There will be disturbance to local wildlife, animals and trees, which is not acceptable.

Kind regards