

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 05/10/2026 11:29 AM from [REDACTED]

Application Summary

Address:	5 The Yews Gravesend Kent DA12 1PA
Proposal:	Erection of a rear extension, loft conversion and front porch, single dormer to the rear with the excavation of the rear garden to create walkway to rear single storey extension proposed.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] The Yews Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:	I am writing as the owner/occupier of [REDACTED] 5 The Yews, to formally object to the above planning application. I have considered the proposals and am particularly concerned about the scale and cumulative nature of the proposed development, its impact on the character of the properties in The Yews, and the potential impact on my property as the [REDACTED] dwelling. 1. Previous refusal of substantially similar development I understand that a previous application for development at 5 The Yews was refused on 23 April 2026. The Council's reason for refusal was particularly clear. It concluded that the development represented: "overdevelopment of the site" "significant cumulative increase in scale" "poor and incongruent design" "excessive bulk" "disbalanced appearance" "cluttered roof form" - and an "interrupted pattern of roof forms within the streetscene". The Council concluded that this caused significant harm to the character of the area and failed to comply with Policy CS19 of the Gravesham Local Plan Core Strategy 2014. Although I appreciate that the current application has been amended, it still involves a substantial combination of works, including a large rear extension, loft
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conversion, rear dormer, front porch and excavation of the rear garden to create a walkway.

The fact that some elements of the previous proposal may have been altered does not, in my view, overcome the fundamental concern identified by the Council regarding the cumulative scale and overdevelopment of the property. I therefore ask the Council to carefully compare the current drawings with those previously refused and explain how the current proposal has addressed each of the concerns identified in the previous refusal.

2. Impact on the neighbouring property

As the [REDACTED] The Yews, I am particularly concerned about the effect of the enlarged building and the proposed changes to the rear of the property.

The combination of the rear extension, loft conversion and dormer will substantially increase the built form at 5 The Yews.

I am concerned that the resulting development will appear overbearing when viewed [REDACTED] property and garden, and will materially change the existing relationship between the two properties.

The Council should carefully assess the proposal from the perspective of the neighbouring property rather than considering each element of the proposal in isolation.

3. Excavation of the rear garden

I am also concerned about the proposed excavation of the rear garden to create a walkway to the rear extension.

Given the proximity of the excavation to the neighbouring property, I ask that the Council properly considers the implications of the change in ground levels and the relationship between the proposed excavated area, boundary and neighbouring land.

I would also ask that appropriate details are provided demonstrating how the excavation and any necessary retaining structures will be constructed without adversely affecting neighbouring land or property.

Any Party Wall Act or structural matters are, of course, separate from the planning process, but the visual and planning consequences of the excavation and altered levels should be properly considered as part of this application.

4. Character and appearance

The Yews has an established residential character, and I am concerned that the cumulative effect of the proposed works would result in an excessively enlarged and altered property which would be out of keeping with the surrounding houses. This is particularly important given that the Council has already identified concerns about the scale, bulk, roof form and overall appearance of the development at this property.

Policy CS19 requires development to be visually attractive, locally distinctive and to integrate appropriately with its surroundings.

In my opinion, the current proposal does not adequately address the concerns raised by the Council when the previous application was refused.

5. Request to the Council

I respectfully ask that the Council:

- * Treats the previous refusal of permission as an important material consideration;
- * Makes a direct comparison between the previously refused scheme and the current proposal;
- * Explains how the current application has overcome each of the concerns identified in the previous refusal;
- * Properly assesses the cumulative impact of the rear extension, loft conversion, dormer, porch and excavation;
- * Gives particular consideration to the impact on [REDACTED] property; and
- * Refuses the application if, as I believe, the fundamental concerns regarding overdevelopment, scale, bulk, design and impact on the character of the area remain.

I would be grateful if this letter could be formally registered as an objection to

planning application 20260929 and taken into account when the application is determined.

Kind regards