

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/06/2026 2:11 PM from [REDACTED]

Application Summary

Address:	9 Grangeways Close Northfleet Gravesend Kent DA11 8NX
Proposal:	Application for variation of condition 3 (use of outbuilding) attached to planning permission reference number 20200028 for Retention of an outbuilding; to allow ancillary family accommodation in the outbuilding.[cr]
Case Officer:	Adeoye Lawal

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] 9 Grangeways Close Northfleet Gravesend Kent

Comments Details

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

Reasons for comment:

Comments: I strongly wish to object to this application for the following reasons:-

- Parking
- Over development of the plot
- Character of the Close
- Risk of unauthorised future use

Number 9 Grangeways Close is a 3 bedroom home that is more than suitable to cater for a family and occasional relatives visiting. There is also extra room, as the garage has been converted into additional living space. Approving this change will represent an over development that is out of keeping with the surrounding properties.

Since the outbuilding has been built it has never been used for it's intended purpose of a 'gym/tools and games room with a WC'. It has always been used just as a storage area. For this reason I am concerned that if this application is approved how it will be used going forward.

The planning application states the 'family stays can range from a few weeks to a few months' hence I am also very concerned as to how many relatives will be visiting at any one time, the duration of their stay and how the use of it will be monitored by the council, as there could be a constant stream of visitors hence the dwelling will always be fully occupied. Additionally how will the council know if the dwelling is rented out?

Overdevelopment of the plot

- This garden building was not originally intended for habitation.
- The Close is characterised by single-dwelling plots with garden outbuildings used for non-residential purposes.
- Approving this change would set an undesirable precedent for similar back-garden conversions and represents overdevelopment of the plot.
- The outbuilding is positioned with it's side directly next to our boundary. Converting it into living accommodation will increase noise, activity, and disturbance, in an area that is currently quiet and private - reducing our ability to enjoy our home and garden without intrusion.

Parking and access concerns

- The property has space for only two vehicles, yet the household currently has up to 4 vehicles, which include commercial, side-curtained vans/lorries which already place pressure on the limited parking available in the Close.
- These vehicles are frequently parked on the road, and on several occasions they have blocked our driveway, restricting access and creating a safety concern.
- Additional residential accommodation will inevitably increase vehicle movement and parking demand, worsening congestion and potentially obstructing access for residents, delivery drivers and more importantly emergency services which some of our elderly neighbours are in need of.

Impact on the character of the Close

- This is a quiet residential close with limited traffic and no precedent for garden buildings being used as living accommodation. Introducing a residential unit at the rear of the plot would increase noise, activity, and general disturbance, undermining the peaceful nature of the area
- Approving this application risks setting a precedent for similar back-garden conversions, which would alter the character and tranquility of the area.

Risk of creating a self contained dwelling

- Although described as 'family accommodation' the layout and facilities could allow the building to function as an independent unit. This raises concerns about future use as a separate dwelling or rental unit. Given the existing issues with excessive vehicle numbers, commercial vans/lorries, and previous obstruction of our driveway, there is a clear risk that the outbuilding could be used in a way that intensifies occupation and worsens parking and amenity problems. The lack of enforceability should weigh strongly against approval.
- Although the outbuilding does not have it's own entrance, it will contain full kitchen, bathroom, plumbing and electrics, meaning it has all the facilities required for independent occupation. The council has no practical way to monitor whether it is used as a rental or a separate dwelling.

The application cites bereavement as the reason for change. While sympathetic, but knowing her partner died many months ago, bereavement seems an unreasonable reason and personal circumstances are not a material planning consideration and cannot justify the development.

For these reasons, I respectfully request that the application is refused.

Kind regards