

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/10/2024 6:50 PM from [REDACTED]

Application Summary

Address:	56 St James Avenue Gravesend Kent DA11 0EY
Proposal:	Application for a Lawful Development Certificate in respect of the change of Use From Residential C3 To Children's Home Care Centre C3(b).
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Marconi Road Northfleet Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments:	Planning application 20240535 - 56, St. James Avenue, Gravesend, DA11 0EY I neither support or object to the above numbered planning application but I do wish to raise the following points:- The planning statement which accompanied the application appears to have largely been taken from another application previously presented to a different local authority. This suggests that a lazy approach to application 20240535 has been taken by the applicant. Point 6.3 of the Planning statement refers to 'the London space standards'. Point 7.1 states that 'St James Avenue there is plenty of off street parking available at all times of the day with no restrictions'. That is not correct: there are single yellow line parking restrictions along much of St James Avenue including directly outside the application property. The photograph at point 11 suggests that there is off street parking. The off street parking belongs to the next door property no. 58. There would not be enough room at the front of no. 56 to install off street parking. Point 8.0 states that 'There are frequent buses that run along the adjacent road, Shooter Hill Road throughout the day'. That is clearly incorrect which if the applicant had checked they would have known. Point 8.3 I'm not sure which 'leisure centre' the applicant is thinking of. Both I can think of, Cascades or Cygnets are significant bus rides away. Point 9.0 'Similar Children Homes' - in the planning statement it states 'There are no other care homes the same...within a two mile radius'. I have checked the
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planning applications for children's care homes on the Gravesham Council website and without really trying have managed to find seven similar applications that have been granted in the past two years:-

20240597, 20230837, 20240195, 20230865, 20221045, 20220437 and 20220086

In Point 10.0 the applicant appears to contradict themselves by stating, 'As there are very few care homes...'

Kind regards