

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 05/09/2025 2:20 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] Sun Lane Gravesend

Comments Details

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

Reasons for comment:

Comments:	This application is a revised submission following earlier proposals (Refs: 20240671 and 20201259), but the issues that previously led to concern -from both neighbours and planning officers - remain unresolved. Noise Pollution & Disturbance: Residential activity will create additional noise and disturbance to the local amenity, due to the chalet's proximity, impacting on the quality of life on neighbouring properties. The National Planning Policy Framework (NPPF) requires developments to prevent noise that could result in significant adverse impacts on the health of residents or their quality of life. Incongruous Appearance & Harm to Local Character: The proposed development's scale and style are inconsistent with the surrounding residential area, detracting from the area's visual coherence and character, thereby creating an incongruous and alien development to the existing street scene. The driveway at No. 30 can only fit one car, and only at an angled position. Larger vehicles overlap the pavement, obstructing pedestrian access and posing a safety hazard. There is no dropped kerb, so vehicle access is currently unauthorised. The suggestion that the site has adequate parking - especially as a justification for intensification - is inaccurate and casts doubt on the transparency and reliability of the entire submission. The site is too small for the scale of the proposed development. 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. Overlooking and Loss of Privacy: The proposed elevations include multiple first-floor windows facing north and south, directly overlooking neighbouring gardens and habitable rooms. This breaches the 21 m back-to-back and 10.5 m rear-to-side minimum separation distances in the SPG. The proposed 1.8 m fence offers no mitigation to overlooking from upper floors. The NPPF similarly encourages refusal of development that fails to consider local context and character. Loss of Amenity Space for Existing properties: The proposed development is for a two-bedroom property, and the minimum required garden area is 37.2 square metres. The submitted plans show that this
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has been achieved, however, the application does not reflect the two host properties will have reduced amenity space. Notably number 28, which was granted planning permission, reference 20050498 for "Erection of part two storey and part single storey side and rear extension to form a lounge and kitchen/dining room at ground floor level with three bedrooms and ensuite bathroom/wc at first floor level" This created a five-bedroom property with a required minimum garden area of 100 square metres. The actual garden area will be 86.47 square metres.

Kind regards,

[REDACTED]

Kind regards