

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 28/01/2026 12:35 PM from [REDACTED]

Application Summary

Address:	34 The Street Cobham Gravesend Kent DA12 3BZ
Proposal:	Removal of internal raised ground floor and first floor over garage, internal replanning and conversion of garage to living room, plus new detached garage to front and new front boundary wall.
Case Officer:	Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] the street cobham

Comments Details

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

Reasons for comment:

Comments:	Dear Mrs Parkin, I am writing to formally object to the above planning application (Reference: 20260016) for 34 The Street, Cobham, Gravesend, Kent DA12 3BZ. My objection is based on the following material planning considerations: 1. Loss of Sunlight and Overbearing Impact The proposed development would adversely affect sunlight and daylight levels to neighbouring properties and the surrounding land at the front of the site. The scale and positioning of the new detached garage and boundary wall would create an overbearing presence, reducing natural light and harming residential amenity. 2. Impact on Street Scene and Kerb Appeal The Street is already a congested and visually sensitive road. The proposed front development, including the detached garage and new boundary wall, would harm the established character and appearance of the street. The design and massing would appear visually intrusive and out of keeping with the surrounding properties, negatively affecting the overall kerb appeal of the area. 3. Congestion and Highway Safety Concerns This section of The Street experiences regular congestion and limited on-street
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parking availability. Introducing additional development to the front of the property risks worsening vehicle movements, visibility issues, and access safety. The proposal could increase traffic conflict and reduce pedestrian safety, particularly during peak hours.

4. Overdevelopment of the Plot

The application represents an overdevelopment of the site by intensifying built form at the front of the property. This would reduce open frontage space which currently contributes to the openness and character of the street.

5. Impact on an Area of Historic and Traditional Character

Cobham is recognised as an ancient village with historic character and traditional street patterns. The proposal does not adequately respect the heritage context of the area and risks eroding the historic streetscape and setting. Development in such areas should preserve and enhance local character, which this proposal fails to achieve.

6. Precedent for Further Unsuitable Development

Approval of this application could set an undesirable precedent for similar front garden developments along The Street, leading to cumulative harm to the area's character and increasing pressure on infrastructure and parking.

7. Construction Disturbance and Disruption

The proposed works would likely cause significant short-term disruption, including noise, dust, restricted access, and obstruction on an already narrow and busy road, further impacting residents.

For the above reasons, I respectfully request that the Local Planning Authority refuses this application or requires substantial revisions to address the concerns raised.

Thank you for considering this objection. Regards

Kind regards