

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 29/08/2024 1:52 PM from [REDACTED]

Application Summary

Address:	24 Dover Road Northfleet Gravesend Kent DA11 9QD
Proposal:	Prior approval application for a single storey rear extension with a depth of 5.95 metres, maxium height of 3.00 metres and eaves height of 3.00 metres.
Case Officer:	Mrs Sharon Sahota

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Dover Road NORTHFLEET GRAVESEND

Comments Details

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

Reasons for comment:

Comments:	I am writing to object again to the planning application, 20240745, for the proposed development at 24 Dover Road, Northfleet, Gravesend, DA11 9QD. Despite the changes made to the application, I still have concerns regarding the impact of the proposed development [REDACTED] I wish to challenge the granting of the Lawful Development Certificate. Despite some significant modifications of which I'm appreciative about, my objections are outlined below 1. Impact of the Proposed Extension on Sense of Enclosure - Even with the proposed extension being reduced to a depth of 5.32 meters and set 1.78 meters away from our shared boundary with a height of 3 meters, there is still a significant concern regarding a sense of enclosure. The depth of the extension, in particular, could still create a negative sense of affliction affecting the enjoyment of [REDACTED] property. Concerns About the Claimed Width of the Extension - While I appreciate that the width of the extension has been further reduced, I challenge the claim that the width of the extension at 3.7 meters is less than 50% of the original dwellinghouse. According to your measurements, the original dwellinghouse was 6.34 meters wide; thus, 50% would be 3.17 meters. The proposed extension should not be measured at its largest point (8.2 meters), which includes the kitchen extension bolt-on that is not part of the original dwellinghouse. Therefore, the proposed extension should be further reduced to 3.17 meters in width to align with the guidelines. A reduction in width would also increase the distance from the shared boundary, thereby minimising the sense of enclosure. 2. Design Code Compliance - Overshadowing and Natural Light - Looking at the DESIGN FOR GRAVESHAM Design Code Supplementary Planning Document (May 2024), specifically Design Principle 5.10 'Height', which states: c. Development must not overshadow or compromise the quality of neighbouring
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buildings; e. Building height should not negatively impact air flow and natural light at street level. I'm interested to know whether this Code is relevant to my property regarding their proposed extension?

I kindly ask that the Council Planning team ensure a thorough assessment is carried out regarding the proposed rear extension's impact on light and the sense of enclosure. I feel this assessment is necessary to substantiate their claim that "there is no impact upon neighbouring properties" and "there will be no overshadowing or enclosing impact of the proposal".'

In conclusion, while improvements have been made, the proposed development still raises significant concerns about its impact on light and sense of enclosure.

Thank you for considering my objections. I look forward to your response.

Kind regards