Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/02/2026 11:17 AM from [redacted]

Application Summary

Address:	Longreach 27 The Russets Meopham Gravesend Kent DA13 0HH
Proposal:	Change of use of land to residential and erection of a single storey self-build one bedroom dwelling.
Case Officer:	Mrs Katherine Parkin

Click for further information

Customer Details

Name:	[redacted]
Email:	
Address:	[redacted]The Russets Meopham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Please do not post personal details for privacy reasons, so please remove the address and name and email address: We object to the proposal for the following reasons: - We had understood the land to be protected green belt agricultural land, and the neighbours in the past purchased the strip of land in order to protect it & prevent its development. Its use should not be converted to residential in order to safeguard the green belt. Various applications in the past to do so have been refused. It is thought there may also be covenants restricting development on the land title. - The size of the access route and parking provision is insufficient for an additional dwelling, given that residents of one bedroom properties now tend to have an average of 2 cars. The parking for the current dwelling will also be reduced as a result of removing part of its parking for the access to the new dwelling. Additional parking in the surrounding narrow roads would be dangerous. -The visibility is poor at the access entrance onto the Close where young children play and cars enter the road from their driveways. This is directly next to the driveway to our property and we have a young child. Additional users would pose a greater danger, in a narrow cul-de-sac with no footpaths. - There is inadequate parking in the Close as it is for additional visitors or contractors. The parking for the current dwelling will be reduced by the plans in addition to adding the extra dwelling.

- The building will block the countryside view and its construction will lead to disruption to the residents, inconvenience and mess due to the build and increased danger due to the additional construction vehicles accessing and parking during that time. As it is brick built, construction is likely to be long.
- Once built, the additional dwelling will lead to additional noise and disruption to residents. The additional dwelling could also be sold independently in the future, as this is not cited as ancillary to the current dwelling.
- There are already issues with drainage in the Close, with Southern Water being called out several times a year by various residents due to issues they are already having. This includes flooding in some houses as things are now. Adding any additional dwelling & strain to the already inadequate system will only lead to further problems and likely flooding to more houses in the Close. The proposal has two bathrooms.
- We would also comment that the boundary of number 27 shown on the architect plans is incorrect and includes part of the title to the neighbouring property as per the Land Registry title plans. Although this does not affect the boundary of the proposed new bungalow.

Kind regards