

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/01/2025 3:36 PM from [REDACTED]

Application Summary

Address:	Land Adjacent To 79 New House Lane Northfleet Gravesend Kent DA11 7HJ
Proposal:	Erection of a 4 bedroom self build detached house.
Case Officer:	Ms Rebecca Harrison

[Click for further information](#)

Customer Details

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

Comments Details

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

Reasons for comment:

Comments: I refer to the planning application 20241094 which I neither support or object to. However, I do have the following comments to make:-

The original Design and Access statement filed on 2 December 2024 in dealing with NPPF 79 shows a reference to 'in this case the site lies relatively close to both West and East Malling with groups of buildings being located along Broadwater Road. A footpath from Broadwater Road leads to West Malling railway station some 15minute walk with bus service and local shops in Clare Road.'

79 New House Lane, Northfleet is nowhere near West or East Malling.

The error is repeated and compounded in the replacement Design and Access Statement filed on 13 January 2025.

This demonstrates a lazy approach in relation to supporting documents and may suggest a general lack of attention to detail.

In addition, the design and access statement fails to state that the bus route that the site is located on is a route for 'school services' only.

From the documents available the proposed dwelling looks oversized for the plot and would introduce an element of overlooking. The plot that is being used is a 'redundant' garden and although the applicant has stated there will be planting there are no details of the plants and foliage to be used. If the Council is minded to grant the application I would ask that a condition as to the level of biodiversity required be made.

The unnamed road which currently runs between 79 New House Lane and the nearby houses at 75 and 77 has historically been used as an Emergency Access from the schools on the Saint George's Church of England site. If permission

were granted the applicant should be made aware that this access should not be blocked during the building phase or once the new build is occupied.

Kind regards