

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/07/2024 4:18 PM from [REDACTED]

Application Summary

Address:	36A Brandon Street Gravesend Kent DA11 0PL
Proposal:	Erection of a single storey side extension. cr
Case Officer:	Mr Gary Edwards

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Brandon street Gravesend

Comments Details

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

Reasons for comment:

Comments:	**Objection to Planning Permission Reference: 20240496 for the Erection of a Single Storey Side Extension at 36A Brandon Street, Gravesend, Kent, DA11 OPL** To Whom It May Concern, I write to formally object to the planning application submitted by Mr. Oluwaseyi Babatunde (Reference: 20240496) for the erection of a single-storey side extension at the property located at 36A Brandon Street, Gravesend, Kent, DA11 OPL. My objection is based on a comprehensive evaluation of the proposed development's potential impacts on the local environment, community, and adherence to the Gravesham Borough Council's planning policies and guidelines. **1. Impact on Local Character and Appearance:** The proposed single-storey side extension significantly alters the architectural integrity and aesthetic coherence of the existing building and its surroundings. Brandon Street is characterized by its uniform and historic architectural style, which contributes to the area's visual harmony and historic significance. The introduction of a modern side extension would disrupt the streetscape, diminishing the heritage value and established character of the neighborhood. The proposed design does not appear to be in keeping with the traditional architectural features that define this area, which is crucial for maintaining its historical ambiance. **2. Potential Overdevelopment and Site Utilisation:** The size and scale of the proposed extension represent an overdevelopment of the site. The extension, by encroaching on the lateral space of the plot, reduces the proportional balance between built and unbuilt areas, leading to a congested appearance. This overdevelopment could set a concerning precedent for similar applications in the area, ultimately compromising the spatial character of Brandon Street. Such developments should align with the spatial planning guidelines that prioritize preserving open spaces and avoiding excessive building footprints within residential plots.
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****3. Impact on Residential Amenity:****

The proposed extension is likely to have an adverse impact on the residential amenity of neighboring properties. By extending laterally, it potentially obstructs natural light and ventilation to adjacent homes, infringing upon their right to light and contributing to a sense of enclosure. Additionally, the proximity of the extension to property boundaries might lead to privacy concerns, as it may increase overlooking into neighboring gardens and living spaces, thus detracting from the quality of life for current residents.

****4. Environmental and Ecological Concerns:****

The construction of the extension may necessitate the removal of existing vegetation and green spaces, which play a critical role in urban biodiversity, air quality, and the microclimate of the area. Any loss of greenery could have detrimental effects on local wildlife habitats and the ecological balance of the neighborhood. Furthermore, the potential increase in impermeable surfaces can exacerbate surface water runoff, raising concerns about local drainage and flood risks, particularly in light of changing climate patterns.

****5. Traffic and Parking Implications:****

Brandon Street and its immediate environs already experience considerable pressure in terms of traffic flow and parking availability. The proposed extension could exacerbate these issues by potentially increasing the number of occupants and visitors to the property. This would likely lead to increased on-street parking demand, contributing to congestion and reducing safety for both pedestrians and motorists. Any development that potentially worsens the existing traffic conditions should be carefully scrutinized for its long-term impacts on community safety and mobility.

****6. Compliance with Planning Policies and Regulations:****

Upon reviewing the Gravesham Borough Council's Local Plan and supplementary planning documents, it appears that the proposed development may not fully comply with the stipulated guidelines and criteria for residential extensions. Specifically, policies concerning the preservation of local character, scale, massing, and impacts on amenity must be rigorously upheld to ensure that new developments contribute positively to the built environment. This proposal seems to contravene several aspects of these policies, which warrants a thorough reassessment.

****Conclusion:****

Given the aforementioned concerns, I urge the Gravesham Borough Council to carefully consider the cumulative negative impacts of the proposed single-storey side extension at 36A Brandon Street. The potential detriment to local character, residential amenity, environmental sustainability, and adherence to planning regulations should guide the decision-making process. I respectfully request that this planning application be refused to preserve the integrity and quality of life within our community.

I appreciate your attention to these concerns and trust that the Council will take them into account when deliberating

Kind regards