

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 01/04/2024 10:19 PM from [REDACTED]

Application Summary

Address:	76 Kitchener Avenue Gravesend Kent DA12 5JF
Proposal:	Demolition of conservatory. Erection of two storey rear extension. Dormer window in the rear roof slope and 3 roof lights to the front. Conversion of the roof space into habitable rooms and hip to gable roof alterations.
Case Officer:	Mrs Nina Goodbody

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Kitchener Avenue Gravesend

Comments Details

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

Reasons for comment:

Comments: Right to light - Proposed ground floor length of 6 metres is significantly longer than existing conservatory that blocks light, and will thus block even more natural light from the south [REDACTED] development, as the garden faces west and particularly in winter, sunlight only falls in the afternoon coming from the south.

Application to Gravesham Council Planning Dept. states that no trees will be needed to be pruned/removed to complete proposed development. This is incorrect as a tree will have to be completely pruned at best, and more likely be totally removed/uprooted. This will involve damage to fence and concrete posts that divide no.s 74 and 76.

Any examples given in the Design and Access statement of permitted developments in neighbouring streets do not include anywhere where the permitted works bordered directly onto a terraced neighbours property boundary, which in our case increases the overbearing nature of the proposal in terms of size. None of the permitted plans included a 6 metre extension, which would literally double the length of the property and would not be in keeping with any property in this street or adjacent of streets in terms of scale or design.

One example of planning refusal is 73 Windsor Road, Gravesend DA12 5BW. Permission was refused due to "virtue of its size, depth and utilitarian flat roofed design would appear as an excessive and incongruous addition to the dwelling that would have a detrimental effect on the character of the host dwelling and the wider area." A direct quote from refused application number 20190955. It is noted that the proposal for 76 Kitchener Avenue will have a significant area of flat roof visible from the boundary with us at no.74

No representation or any information submitted to us as [REDACTED] as to building

works and their impact on both the ground floor and top floor party walls, being the extension that [REDACTED] and the [REDACTED] respectively. Therefore we do have concerns regarding not only the visual impact of such a large development proposals but also the impact of the design, and materials that are proposed.

Thankyou for your time to read this sbmission.

Kind regards