

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 01/01/2025 6:17 PM from [REDACTED]

Application Summary

Address:	Land Adjacent To 35 Clarence Place Gravesend Kent DA12 1LB
Proposal:	Erection of a 4 storey building comprising of 4no flats.
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Clarence Place Gravesend

Comments Details

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

Reasons for comment:

Comments:	My primary concern is the significant impact of the proposed development on the existing habitat on site including trees and hedgerows and associated flora and fauna. In addition, this green space is utilised and enjoyed by many in the local community especially those visiting the Veterans Hall who will be deprived of a significant amount of green space for which there is no substitute. The proposed development does nothing to enhance or preserve the existing Conservation area. Details such as coping stones and railings are unclear whilst others in this neighbourhood have been replaced very carefully to match the existing railings which border Windmill Gardens. The alignment of windows and doors is unclear but does not seem to match that of the adjacent properties. The use of several side windows as an addition is not matched by other properties and will encroach on the privacy of those using the Veterans Hall for leisure and entertainment especially in the summer when the garden is a popular venue for children's parties. These windows are not clearly described as sash windows and the plans, again, lack necessary detail. The overall width, depth and height of the proposed development does not match that of adjacent properties and would therefore not be a sympathetic addition to the area. I applaud the addition of four bike storage places although maybe more will be needed as some of these flats are intended for double occupancy. I am also of the opinion that a significant number of the occupants will need parking for vehicles which is already scarce in Clarence Place. The existing bays immediately outside the Veterans Hall are used by those making use of this facility so the limited parking facilities in Clarence Place will be overstretched. Overall I'm unable to support this application and think that the development would, in many ways, detract from the current environment and that these concerns far outweigh any perceived benefits.
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Kind regards

