

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/04/2024 7:30 PM from [REDACTED]

## Application Summary

|               |                                                                                                                                                           |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:      | 24 Dover Road Northfleet Gravesend Kent DA11 9QD                                                                                                          |
| Proposal:     | Prior approval application for a single storey rear extension with a depth of 5.95 metres, maximum height of 3.00 metres and eaves height of 3.00 metres. |
| Case Officer: | Mrs Sharon Sahota                                                                                                                                         |

[Click for further information](#)

## Customer Details

|          |                                                 |
|----------|-------------------------------------------------|
| Name:    | [REDACTED]                                      |
| Email:   | [REDACTED]                                      |
| Address: | [REDACTED] Dover Road Northfleet Gravesend Kent |

## Comments Details

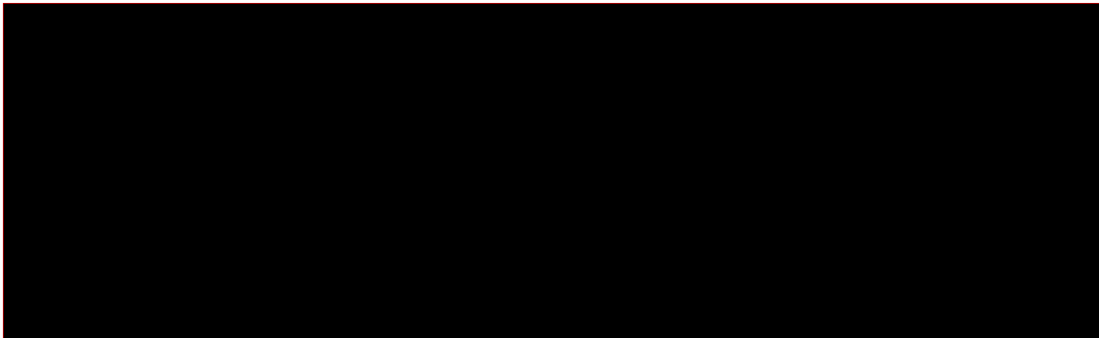
|                 |                                              |
|-----------------|----------------------------------------------|
| Commenter Type: | Neighbour                                    |
| Stance:         | Customer objects to the Planning Application |

Reasons for comment:

|           |                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comments: | <p>Objection to Planning Application No 20240333 for Proposed Large Single-Storey Rear Extension at 24 Dover Road Northfleet Gravesend Kent DA11 9QD</p> <p>I am writing to object to the revised planning application. While I recognise the attempt to mitigate issues from the initial proposal, substantial concerns remain regarding the continued [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

1. Misleading Statements in Application

The application claims the extension will not significantly impact neighbouring properties regarding light access, overshadowing, and a sense of enclosure because of their changes. I contest these claims as they contradict observed and projected impacts, including continued substantial light blockage and invasive overshadowing from the proposed structure's dimensions (5.95m depth and 3.00m height).



Illustrative Evidence: I have prepared an illustrative before and after visual aid PDF to demonstrate the potential shading impact based on the extension's dimensions.

Here are several alternative links to help you see the PDF - if none work, please contact me so I can email it to you:

- <https://drive.google.com/file/d/129DJ65nvMiffgilUulawvE2qnWFIBOwc/view?usp=sharing>
- <https://1drv.ms/b/s!Ar1-bKp9mnmTiN5koLUhpGK0rGdQEQ?e=qx2wX9>
- <https://mega.nz/file/1QMhXIBQ#q5yl08dXklx1HlpNmyruPdXfnoYX68dZm-f1uDqdthc>
- <https://app.box.com/s/kcrnpy56qxclkq2t26rhgs06lt2pq4x6>

### 3. Overshadowing & Loss of Sunlight



Sun Path Analysis: Calculations from [suncalc.org](https://www.suncalc.org) indicate complete sunlight blockage to these areas from early morning (06:00) until noon, confirming the extension's intrusive nature and overshadowing as a tall walled barrier:

<https://www.suncalc.org/#/51.4405,0.3397,19/2024.04.21/08:59/1/3>



Considered Actions - I urge the council to not grant a Lawful Development Certificate, but to review these next step suggestions:

1. Request an independent daylight and sunlight assessment, including on-site evaluations, to accurately determine the extension's true impact - as more information is needed for a fair and informed assessment.
2. Reassess compliance with BRE guidelines, particularly the 25° and 45° rules, given that the three key morning sunlight windows face directly into the development.
3. Consider redesigning the extension further to reduce its length, or height, or to increase its setback

I am open to discussing this matter further to find a compromise that respects the needs of both parties. Thank you for considering my concerns; I look forward to your fair and reasoned decision.

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Kind regards