

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 04/03/2025 3:31 PM from [REDACTED]

Application Summary

Address:	St Josephs Convent Of Mercy Hillside Drive Gravesend Kent DA12 1NY
Proposal:	Erection of a 4x 4 bedroom houses with garage, home-office and gardens on the land north of the Convent of Mercy Gravesend. Works include an extension of Hillside Drive ending in a new turning area, private driveway and off-road parking for each house, an electrical substation, and a managed biodiversity area along the north-east boundary of the site.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Hillside Drive Gravesend

Comments Details

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

Reasons for comment:

Comments:	I have further concerns outside already stated issues such as privacy/ increased traffic & wildlife regarding this proposed development. I would like to bring attention to the design and character. Design Incompatibility The proposed designs are incongruous with the local character of Hillside Drive, Old Road East/West, and Turnstiles areas, as well as the broader architectural context within a 10mile radius. The large flat roofed model is particularly problematic, conflicting with Policy CS19 of the Gravesham Local Plan Core Strategy, which mandates that development should conserve and enhance local character. Roofing Issues Flat roofs are atypical in Gravesend, with previous applications rejected due to excessive flat roof surface area. The proposed design would result in an incongruous, dominant, and unsympathetic development that would detract from the appearance of existing dwellings and the area as a whole. Exterior Finish The proposed coloured render (yellow, purple, cream) deviates significantly from the traditional brick and white render prevalent in the area, further exacerbating the design's incompatibility.
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Policy failure

The current proposal fails to meet several key requirements:

- Gravesham's Householder Design Guide (2021)
- Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014)
- Section 12 of the National Planning Policy Framework (2024)
- Gravesham Design Code, which emphasises responding to local history and context

Infrastructure and Maintenance

Concerns exist regarding the maintenance of utilities, including the new power station and foul pump, especially given the private road status. Clarity is needed on future responsibility for maintaining these utilities.

Cost of road maintenance and fee to the association has not been mentioned regarding the up keep of the new drive.

My Suggestion

To better align with local character and policy requirements:

- Implement proper pitched roofs (gable, Dutch, etc.) instead of flat roofs.
- Use traditional brick-faced walls with some white render rather than highly coloured render.
- Consider a plan for 3 large 5-6 bedroom homes, which would better suit the character of existing large homes on Hillside Drive and allow for more thoughtful, higher-quality design[1].

While development on this site is not opposed in principle, the current proposal fails to meet several key design and character requirements set out in Gravesham's planning policies. A revised application with more traditional roofing styles and materials that better reflect the local architectural character would be more appropriate for the area and more likely to comply with relevant planning policies.

Kind regards