

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/08/2025 11:48 AM from [REDACTED]

Application Summary

Address:	Cherry Dene Norwood Lane Meopham Gravesend Kent DA13 0YE
Proposal:	Application for variation of condition 2 attached to planning permission reference number 20240580 for erection of two detached houses with associated car parking, cart lodge car port and new entrance drive; to allow the substitution of approved plans 0725.WD.10 11 and 01C with 10C, 11C and 01C
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Norwood Lane Meopham Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:	Objection to Planning Application [ref number 20250811] - Proposed First-Floor Extension Over Garage (Dwelling A) I am writing as a neighbour to object to this proposal. 1. Already a very large house The house being built known as Dwelling A is already a substantial five-bedroom dwelling. Adding another bedroom above the garage represents unnecessary intensification on what is essentially a back-garden plot, making the property even larger than originally approved. 2. Departure from the approved design and siting The original plans showed the garage as single storey, which helped to soften the impact of such a large house in a back-garden setting. In addition, the dwelling itself has been moved further up the garden compared with earlier layouts. This change in position makes the house far more prominent and intrusive in neighbours' eyelines than originally anticipated. This shift has had a particularly negative effect on nearby residents whose wellbeing is more sensitive to environmental change, including those who are neurodivergent. The constant visual presence and scale of the build has already been distressing, even though the dwelling is not yet completed. Trades are on site daily and the impact on neighbours is already very real. To now add another storey above the garage in this new, more intrusive position would only intensify that harm. 3. Visual impact and dominance
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A two-storey garage wing would significantly increase the bulk of the building and make it more visually intrusive when viewed from neighbouring gardens. Its backland position makes this impact worse than if the house were on the street frontage.

4. Loss of privacy

A first-floor bedroom introduces new windows at a higher level, creating overlooking into neighbouring gardens where currently there is none. This would reduce the sense of privacy for nearby residents when using their outdoor space.

5. Loss of sunlight

The additional height risks reducing the amount of natural light reaching adjoining gardens, particularly in the later part of the day. Even a modest reduction in sunlight can materially affect the enjoyment of garden space.

6. Unnecessary expansion

The house is already a very large five-bedroom property. Adding yet another bedroom above the garage feels unnecessary and only increases its size and impact. This extra space does nothing to reduce the effect on neighbours - it simply makes the building bigger while the surrounding homes and gardens lose out.

7. Cumulative harm

The approved dwelling already has a significant impact on the character and amenity of the area. Extending it further above the garage adds to this impact and cannot be justified given the property is already a very large family home.

In summary

It is difficult to understand how such a vast property was granted permission in what was once a back garden, particularly given the very close proximity of neighbouring homes such as Olivet, where the garden is especially narrow at this point. The scale of this double-storey dwelling already represents a serious intrusion into the peace and tranquillity of neighbouring properties. To now add insult to injury, the developer is seeking to enlarge it further by adding another bedroom to what is already a very large five-bedroom house. This feels wholly unnecessary, serves no wider benefit, and only increases the negative impact on neighbours while maximising the developer's gain at the expense of neighbouring amenity.

This proposal would result in overdevelopment and would harm neighbouring amenity through visual intrusion, loss of privacy, reduced sunlight, and the cumulative impact of enlarging an already dominant property. I therefore ask that this application is refused.

Kind regards