

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/04/2025 5:09 AM from [REDACTED]

Application Summary

Address:	13 Walnut Tree Way Meopham Gravesend Kent DA13 0EH
Proposal:	Demolition of existing garage and conservatory. Erection of two storey side extension. Erection of single storey rear/side extension with roof lantern and replacement of front porch.
Case Officer:	Mrs Kelly Joyce

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Walnut Tree Way Meopham

Comments Details

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

Reasons for comment:

Comments:

Firstly, I would say that I have no objections to the proposal to develop at single storey floor level, the site at No.13 Walnut Tree Way. This is entirely understandable.

My objection however is the proposal to build a double storey side extension. This I believe would cause considerable blight to [REDACTED] property on a number of fronts.

Firstly, light. Due to the stepped nature of the properties, [REDACTED] side elevation will be cast into shadow with [REDACTED] side window looking out upon a bleak brick side wall. This will also mean I have at best, an acute viewing angle onto WTW from [REDACTED] side window.

I also believe the front and rear of [REDACTED] property will be similarly affected by light blight due to shadow as a consequence of the rotation of the sun.

Secondly, having been declined my own application for a double storey extension some years ago, ironically due to an objection from my then neighbour of [REDACTED] WTW, I sought compromise and worked with them resulting in the development of my property incorporating single storey extensions. Hence my willingness not to object clearly to any proposed side/ rear single storey extensions.

I believe this submission is not seeking compromise and is speculative in nature to see what is possible for the site.

Frankly I believe it to be an overdevelopment of the site and one that is not in keeping with the WTW environmental surroundings and would be impactful on the road and the immediate neighbours.

I also believe that if approved the development of the site in time will continue

under permitted building regulations to allow for the loft spaces to be developed.

It is worth noting that Loft extensions have and are being developed in WTW as residents formally have been declined extension approvals to build double storey extensions yet seek to extend their dwellings.

I also believe that if permitted this development would further blight the development of my own home. As were I, or a future occupant of [REDACTED] to seek approval for a double side extension it is unlikely that permission would be granted. As rightly any proposal following approval of this submission would mean an effective housing 'terrace' from No.s 11 through to 17 has been allowed to be created.

If that were the case why would approval for No.13 be at the expense of any future development [REDACTED] therefore humbly suggest that the Status Quo be honoured in this regard and neither property be given preference at the expense of the other.

Environmentally, I have no doubt also there will be implications to the local environment as development at this scale will see the demolition of the front garden and parking for numerous cars, courtesy of a dropped kerb line which will force parking in front of my property.

This would inevitably mean I would have to develop my frontage to alleviate parking difficulties, meaning that suburbanisation of WTW will be well and truly underway with the pretty small gardens along the road being concreted over to facilitate a multitude of cars.

All rather sad given the 'semi' rural nature of the locality. Albeit Meopham is changing at pace it appears with large scale housing development starting across this once idyllic landscape.

I conclude by saying again I have no objection to parts of this proposal. I am not a NIMBY by any means and accept any occupant of No.13 would rightly wish to develop the site. My objection is to the scale and its implications to myself and the immediacy of the road in which I have been a resident for nearing 25 years.

I hope to work amicably and in a spirit of compromise with any future resident of No:13 to assist them realise the potential of the property they seek to call home, without its having undue impacts upon [REDACTED]

[REDACTED]

Kind regards