

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/01/2026 10:02 PM from [REDACTED]

Application Summary

Address:	2 Pelham Road Gravesend Kent DA11 0HW
Proposal:	Erection of two-storey rear extension and subdivision of dwelling into 5x one bed flats.
Case Officer:	Ms Rebecca Harrison

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Pelham Rd Gravesend Gravesham

Comments Details

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

Reasons for comment:

Comments:	I object to the proposed two-storey rear extension at 2 Pelham Road on the following material planning grounds: Harm to Conservation Area The property lies within a designated conservation Area The scale, depth and massing of the extension fail to preserve or enhance the area's character, contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas, Act 1990 and Local Plan Policy CS20. Loss of Daylight & Sunlight (BRE Guidance) The extension would cause significant loss of daylight and sunlight to my property at 4 Pelham Road, likely failing the BRE 45-degree and 25-degree tests. This materially harms my living spaces and garden. Overbearing Impact & Loss of Outlook The excessive projection creates an overbearing and enclosing effect, breaching the 45-degree rule and conflicting with CS19 and Gravesham's Residential Extensions & Alterations Guidance. Out of Keeping With Established Building Line The extension projects substantially further than neighbouring properties, disrupting the historic pattern of rear development and harming the conservation area's character. Residential Amenity Harm (NPPF) The proposal conflicts with NPF paragraphs 130 and 135, which require high standards of amenity and protection of heritage assets.
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Request:

f ask the council to require a BRE Daylight & Sunlight Assessment, a Heritage Impact Assessment, and to refuse the application due to the unacceptable harm to both my property and the conservation area.

I also have concerns that the trees in the neighbouring house had been removed to make way for an extension. I know they were deemed u safe but if you look at images from google earth from last year you can see they were in full bloom. I also have an objection to the white plastic fascia that has been replaced around the house as this a conservation I had thought it would need to be like for like ie black and made of wood.

There has been extensive works being carried out in the last 4 months to the existing building and I have seen kitchen and bathroom units already being fitted, leading me to believe the request to convert to 5 individual units has already been commenced without planning permission.

The back garden is also like a tip and has been for 3 months and is attracted venom and mice.

Kind regards