

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/02/2024 3:40 PM from [REDACTED]

Application Summary

Address:	7 The Turnstones Gravesend Kent DA12 5QD
Proposal:	Demolition of existing 4 bed bungalow and double garage. Erection of two semi-detached four bed two storey houses with single garages.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	The Turnstones Gravesend

Comments Details

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

Reasons for comment:

Comments: I would like to object to the proposed plan of demolishing one bungalow and one garage for two 4 bedroom houses and 2 garages on the site of 7 The Turnstones.

My objections are:-

1. Surrounding neighbours' loss of privacy -
This is due to top floor rooms of proposed houses will overlook neighbours' rooms/gardens when, for over the past 38 years, there has never been a privacy problem on this site before. This will especially affect 8 The Turnstones and 18 The Sandpipers.
2. Loss of light -
Right to light and sky view will be impeded.
3. Section 6.0 Scale and Appearance -
The measurements quoted on the Design and Access statement do not correlate with the scaled measurements taken from the proposed Block Plan. I do not believe that the rear extensions and garages been included in the Design and Access statement footprint which is mis-leading.

The proposed properties will be significantly further forward (approx. 6 metres) to the existing building line and because of their height will give a completely overbearing appearance to the street view and restrict visibility on the bend whilst approaching and departing the cul-de-sac section of The Turnstones. This positioning will also severely limit the light to adjacent properties.

The lamppost has not been shown on the Block Plan.
4. Overbearing -
Impact of the properties as you approach The Turnstones will be imposing and overbearing and will change the aesthetics of the area.
5. Trees/subsidence -

It is concerning that on the proposed plan there is no indication of the numerous, large trees within the property boundary, some of which are 20 to 30 feet tall. These trees will need to be removed to enable the development to take place. All this will add to the instability to the historical significant subsidence issues to the property that took place which resulted in underpinning.

6. Land Impact

The properties surrounding and including no 7 The Turnstones, all have very steep slopes at the rear of their gardens, in some cases almost vertical. There is also an adjacent dene hole to the property. Any significant groundworks or tree root removals could result in subsidence or land-slip to properties adjacent and below in The Sandpipers.

7. Foundation Issues

There is a very serious risk of subsidence to his and neighbouring properties - two 4 bedroom houses and two garages will be significantly heavier than 1 bungalow and 1 garage. This will require deeper foundations and potentially pile driving, which will cause major disturbance to an already fragile land and potential noise and land damage to the land and neighbouring properties. Furthermore, I have noticed a dip in the road outside 8 The Turnstones which could well be an indication of unstable land.

8. Lack of bungalows

As there are a minimal amount of bungalows in the vicinity, it is a worry that the owner is continuing to put in planning applications to pull this bungalow down. This will change the character of the area especially with its unique brickwork style, which will be difficult to replicate.

9. SPA

The Planning Inspectorate appeal decision from the last proposal stated that the design would harm the character and appearance of the area, and furthermore the proposal would adversely affect the integrity of the SPA and this is an overriding consideration.

10. Garden Grabbing

As the owner of No 7 has never lived in his property, and he gives no specific reason why he wants to demolish and rebuild, it feels that he is just garden grabbing for his own monetary gain and not for the benefit of the Rivermount area.

In conclusion, the risk of subsidence to his and neighbouring properties is too high and the upheaval that this would cause is extremely worrying to me, and is an unnecessary risk for all the properties surrounding no 7.



Kind regards