

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 28/01/2026 11:06 AM 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:	[REDACTED] Pelham Road Gravesend

Comments Details

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

Reasons for comment:

Comments:	1. Harm to the Conservation Area - As property lies in the conservation area the scale, depth & the massing of the extension fail to preserve or enhance the area's character contrary to section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 & Local Plan policy CS20. 2. Loss of Daylight & Sunlight (BRE Guidance) - The extension would cause significant loss of daylight & sunlight to my property at 4 Pelham Road, likely failing the BRE 45 degree & 25 degree tests. This materially harms my living spaces & garden. 3. Overbearing Impact & Loss of outlook - The excessive projection creates an overbearing & enclosing effect, breaching the 45 degree rule and conflicting with CS19 and Gravesham's Residential Extension & Alterations Guidance. 4. Out of keeping with Established Building Line - The extension projects substantially further than neighbouring properties, disrupting the historic pattern of rear development & harming the conservation areas character. 5. Residential Area Harm (NPPF) - The proposal conflicts with NPPF paragraphs 130 & 135 which requires high standards of amenity & protection of heritage assets. 6. It seems that there was a commercial motive to cut two trees at the rear where the extension is being planned. The trees were cut (for whatever reason) to pave
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way for this extension. This should not be allowed, instead the council should issue a directive to plant smaller & manageable trees to retain the old character of the house.

7. It seems that the owners of 2 Pelham Road are least concerned about the maintenance of the property as the rubbish at the rear of the property has been left uncleared for the past 2/3 months with little regards to hygiene & safety of the neighbours. Seems like they have a purely commercial motive (rent as HMOs) without any regards to any other concerns of the surroundings or people living around.

REQUEST -- I ask the Council to require a BRE Daylight & Sunlight Assessment and a Heritage Impact Assessment , and to refuse the application due to the unacceptable harm to both my property and the conservation area. The owners of 2 Pelham Road should be asked by the council to plant trees (small & manageable trees) at points or around where they have been cut to maintain the old character.

Kind regards