

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/08/2024 11:06 AM from [REDACTED]

## Application Summary

|               |                                                                              |
|---------------|------------------------------------------------------------------------------|
| Address:      | 33 Central Avenue Gravesend Kent DA12 5AN                                    |
| Proposal:     | Erection of a two bedroom house with new vehicle crossover and dropped kerb. |
| Case Officer: | Mr Ethan Bonthron                                                            |

[Click for further information](#)

## Customer Details

|          |                                     |
|----------|-------------------------------------|
| Name:    | [REDACTED]                          |
| Email:   | [REDACTED]                          |
| Address: | [REDACTED] central avenue Gravesend |

## Comments Details

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

Reasons for comment:

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| Comments: | <p>In reference to the plans and associated documents submitted, I object to the above application in its current form for the following reasons:</p> <p>Loss of green space:<br/>Granting of this application will yet again see a permanent loss of green and open space in the locality, creating an over-urbanised cluttered effect to the street scene and a partial corridor effect on Malvina Avenue. It may also permanently block/reduce sunlight to the properties opposite.<br/>The parking arrangement proposed exacerbates this as it takes an existing property with a pleasant front and side garden with no off-street parking, to parking for four cars in total, effectively turning the front of the existing property into a car park immediately next to a T junction.<br/>There is no Environmental impact assessment appended to the application and the design and access statement does nothing to address the impact of the proposed development on biodiversity. It's detrimental enough that the proposed development leads to loss of a side garden without completely paving over the whole of the front garden as well.</p> <p>Parking and traffic issues:<br/>Currently, 33 Central Avenue has no off-street parking at all, the application will take this property from zero off street parking to parking for four cars. Given the proximity of 33 and the additional proposed property to the junction between Central Avenue and Malvina Avenue, this could create all sorts of safety issues when it comes to traffic, especially during peak times, with vehicles exiting the driveways right next to a corner. You very rarely see front entry off street parking on corner properties, likely for this reason - off-street parking to such properties is usually achieved by access at the end of the rear garden via the adjacent road. If this application is permitted in some form, surely the off-street parking for the proposed dwelling will have to be to the end of its rear garden off Malvina Avenue. The off-street parking proposed in this application would also see the loss of an original 'church style' garden wall which runs up most of that side of the avenue and corners this property really nicely. I note in other applications in</p> |
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the area, e.g. when residents in Hillingdon Road have applied to put in off-street parking, the council has cited the loss of the historic wall as one of its reasons for refusal.

Loss of tree:

The plans show an 'existing tree' in both the existing and proposed ground floor plans. I note the tree is still there in the proposed plans with a vehicle crossover stretching over the existing and proposed dwelling. This doesn't quite clarify whether the applicant intends to get the tree removed, but if the application is successful in some form can I strongly request that the tree is kept in place as a condition. The road is an avenue, and the trees make up an integral part of the street scene, the tree outside 33 Central Avenue is an established tree and it will take years for a replacement tree (if Kent County Council even replace it) to reach that size.

Roadside trees are there for the benefit of all residents and road users, and a tree of this size provides an important habitat for wildlife.

In conclusion, it is frustrating that owners of every house in the area that has a large side plot want to try and squeeze separate dwellings on to the land - this has been seen at 155 and 173 Singlewell road in the last couple of years and countless other properties in the area. I appreciate 33 Central avenue has a large side garden and don't entirely object to some form of development, but I can't support it in its current form for the reasons outlined above.

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Kind regards