

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/08/2025 2:29 PM from [REDACTED]

Application Summary

Address:	44 - 46 The Grove Gravesend Kent DA12 1DF
Proposal:	Upward extension of existing building through the construction of 1 additional storey to provide 6no. flats along with necessary ancillary works.[cr]
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

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

Comments Details

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

Reasons for comment:

Comments: I am writing to object about this proposal to extend planning permission at 44-46 The Grove (hereafter referred to as "the site"). I believe it will conflict with several local and national planning policies, particularly:

- Protection of residential amenity (noise, light privacy)
- Design and scale of new development
- Impact on the character and the appearance of the area
- Sustainable development and construction practices

[REDACTED]

[REDACTED]

Overdevelopment and Cumulative impact:

Edwin Street is residential in nature with lower-rise buildings. It is different to The Grove which has a mix of former-office buildings which are higher-rise, the Post Office's delivery office, and some commercial properties. The addition of an extra floor would be out of keeping with the existing scale and character of the Edwin Street side of the building.

Car parking proposals:

I have deep concerns about the car parking proposals in the application. There will either be 21 or 22 car parking spaces available (there seems to be different figures given in the planning application cover letter and accompanying documents). The covering letter suggests that 2 of these car parking spaces would be available for visitors. Calculations on whether the car parking provision is sufficient for the properties planned appear to be based on the residential use of parking spaces only, meaning the total ratio for residents would be less than the average in Gravesend for flat dwellers. It seems implausible and impractical that there will be no additional parking allowance for the proposed 6 extra units.

More generally, this seems to be inadequate parking for the site bearing in mind there is so little available parking outside the site to cope with non-average peaks. There will undoubtedly be occasions where visitors cannot be accommodated on site, and will use the permitted parking on Edwin Street as overspill. Edwin Street already suffers from regular antisocial parking (those parking outside permitted hours and conditions, and even parking in the site's car parks' entrance) and we would expect that to increase should this extension to planning be permitted. I would ask that the planning department reviews the number of parking tickets issued in Edwin Street to see the scale of the existing problem. Any increase will affect neighbouring residents on Edwin Street with parking permits.

Prolonged noise and disruption

The proposed extension will significantly impact local residents from noise and dust for a longer period. The construction works have already been taking place outside the hours permitted in the original planning application (which I have only just seen) causing disruption in the evenings and at weekends from the works

Manner of consultation

Finally, I have concerns about the way that this planning application, and the previous planning application (approved in Dec 2024), was notified to neighbouring properties to allow them to provide their comments on the proposals.

residential dwellings when it was submitted in 2024. I did not see any street-level notices on the Edwin Street side of the site.

I would have made objections then about the proposed car parking proposals and the pressure it would place on residential parking spaces had I been aware of the application, and also the loss of privacy in the evening and at weekends from the change of use.

Conclusion

In conclusion, I object to the proposed extension to existing planning permission for the reasons I have detailed above. I also have concerns about the manner in which neighbours of the site who are impacted both by this application, and the application for change of use, have been consulted.

Kind regards