

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/11/2025 2:46 PM from [REDACTED]

Application Summary

Address:	19 The Fairway Gravesend Kent DA11 7LN
Proposal:	Application for a Proposed Lawful Development Certificate; Change of use from a dwellinghouse to a children's residential care home.
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:	<p>I object for the following reasons:</p> <p>1. A children's home with staff and managed care does not meet the definition of a single household under C3(b), therefore the applicant cannot rely on Class C3(b) to claim that the use is lawful. The title deeds contain a covenant legally stating that 19 The Fairway should be used for residential purposes only.</p> <p>2. The presence of multiple unrelated staff members working shifts means the property cannot meet the "single household" requirement central to Clause 3(b). Therefore, the proposal cannot fall within Class C3(b) and cannot be deemed lawful through an LDC.</p> <p>3. A children's residential care home with professional staffing, regulated care procedures, and non-family-based occupancy constitutes a Class C2 residential institution. C2 uses require full planning permission because they create a different pattern of activity and intensity than a normal dwelling. The application attempts to classify a C2 operation as C3(b), which is incorrect in planning terms and therefore the LDC should be refused.</p> <p>4. Material Change of Use Beyond What Clause 3(b) Allows. The following features represent a material change of use:</p> <ul style="list-style-type: none">- Staff on site day and night- Shift changes creating regular vehicle movements- Professional visits as part of regulated care- Management procedures and safeguarding measures not found in a standard household- Increased comings and goings compared with a family home. <p>These operational characteristics take the use well beyond the scope of what Clause 3(b) permits.</p> <p>5. The proposed children's home does not fall within Clause 3(b) because it is not a single household and the operational arrangements align with Use Class C2. The LDC must therefore be refused, as the change of use is not lawful without a</p>
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full planning application.

I respectfully request that the Local Planning Authority refuse the application.

Kind regards