

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/06/2026 7:16 AM from [REDACTED]

Application Summary

Address:	Former St Josephs Convent Preparatory School 46 Old Road East Gravesend Kent DA12 1NR
Proposal:	Application for variation of condition 2 attached to planning permission reference number 20240013 for conversion of existing Victorian building into 6 flats. Demolition of existing outbuildings. Erection of a 3 storey medical centre. Erection of a building containing 7no flats. Erection of 41no houses. Associated works to include; access, public open space and landscaping; to allow amendments to the proposed size of the housing units to include 4 bedroom housing and additional 3 bed housing.
Case Officer:	Ms Rebecca Harrison

[Click for further information](#)

Customer Details

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

Comments Details

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

Reasons for comment:

Comments:	I object to this application to increase the total bedroom capacity of the 41 houses from 87 to 108 (21 bedrooms more or approx 25% increase from the previously approved application) as it is not viable based on the surrounding infrastructure and limitations to improve it. There are also concerns regarding a further reduction in neighbouring amenity due to increased noise generated by increasing the potential number of future residents. Coombe road residents cannot convert front gardens into parking given it's a Victorian terrace will no space to do so. I think it's really important that the council do not unfairly burden our road, currently a quiet cul de sac, with the brunt of spill over parking issues due to overdevelopment in the local area. The only other road that residents, guests and health care centre patients associated with the St Joseph's site would consider using is Park Avenue. As this road is permitted, it would be wilfully ignorant to deny that Coombe road would be the worst affected by the severely inadequate parking on site. It begs the question, Is it time for the council to permit Coombe road? Although this would feel like a means to an end and does not serve as an appropriate alternative to well thought out, considered design.
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I still strongly object to the pedestrian access on Coombe road due to parking and the fact it will become a through route, therefore losing the identity and essence of a cul de sac that all the residents value greatly. I feel the parking on site needs a proportionate increase in line with any approved increase in bedrooms at the very least.

Again, Galliard are asking to increase the bedrooms across the 41 houses on site by approx 25%, with the South West Row closes to the Coombe road pedestrian access being 30%. 21 additions bedrooms means the potential for 21 more occupants and cars. Given the request is for conversion to larger family homes, it's very likely that a higher percentage of future occupants will now be of driving age. Multiple cars are often needed to manage family schedules and I strongly between car ownership cannot be deemed optional or something that restrictive parking provisions can realistically reduce. This is not a reasonable justification for the limited number of residential parking spaces on site.

I want to add that data confirms only a small percentage of homeowners use their garages for car parking. It's important to note that by reducing the Gross Internal Area (GIA) of the houses with garages and building in the loft space, the developers are realistically only providing one usable parking space per 4 bedroom house.

I urge the council to only approve an increase in overall residential occupancy on site if significantly more parking is provided and/or the Coombe road pedestrian access is removed from the design.

As the Council you have a duty of care to the local residents and I hope we can count of you to support us by protecting neighbouring amenity and everyone's safety, especially that of pedestrians, when considering this application.

* Kent County Council updated its Vehicle Parking Standards which came into effect on February 6 2025, after Galliard's initial application was validated. I'm unsure if the initial application was approved based on standards in place at the time of planning validation or when permission was granted.

Kind regards