

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 31/12/2024 11:19 AM from [REDACTED]

Application Summary

Address:	12 Brenchley Avenue Gravesend Kent DA11 7RQ
Proposal:	Application for variation of condition 2 attached to planning permission reference number 20240284 for demolition of existing dwelling house and erection of new 4 bedroom dwelling house; to allow for a loft room with rear dormer.
Case Officer:	Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Orchard Avenue Gravesend, Kent

Comments Details

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

Reasons for comment:

Comments:	Dear Katherine Parkin, I hope this message finds you well. I am writing to express my strong objection to the planning application reference number 20240284, which seeks to vary condition 2 attached to the original planning permission for the demolition of the existing dwelling house and the erection of a new 4-bedroom dwelling house, to allow for a loft room with a rear dormer. As [REDACTED], my family and I are deeply concerned about the impact this development will have on our home and our community. 1. Overlooking and Loss of Privacy The proposed loft room with a rear dormer will [REDACTED] overlook [REDACTED] garden and living spaces, severely compromising [REDACTED] privacy. Our home is our sanctuary, and the thought of losing our private space is distressing. The thought of being constantly overlooked is equally unsettling. This concern is supported by the principles established in the case of Fearn v Board of Trustees of the Tate Gallery, which highlights the importance of protecting privacy rights at the planning stage. 2. Impact on the Character of the Area Our neighbourhood has a unique charm and character that we cherish. The proposed changes will introduce a structure that is out of scale and character with the existing homes. The addition of a loft room with a rear dormer will disrupt the architectural harmony of our street. This is similar to the issues raised in Kazalbash v Secretary of State for Levelling Up, Housing and Communities, where the Court of Appeal upheld the refusal of planning permission due to the negative impact on the area's character. We fear that this development will set a precedent for further incongruous alterations, eroding the character of our beloved neighbourhood. 3. Inadequate Plot Size for Proposed Structure
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The original plot is simply not large enough to accommodate such a substantial structure without it appearing overbearing and out of place. The scale and massing of the proposed loft room and rear dormer would dominate the plot, leading to a cramped and overdeveloped appearance. This would be detrimental to the visual harmony of our area and could set a concerning precedent for future developments.

4. Light Blocking and Environmental Concerns

The proposed rear dormer will also block significant amounts of natural light from reaching [REDACTED] home and garden. Natural light is essential for our well-being, and the reduction in light will negatively impact our quality of life. We are also concerned about the environmental impact of such a large development on a small plot, including potential drainage and runoff issues.

In conclusion, the proposed variation to the planning permission will lead to substantial overlooking and loss of privacy, negatively impact the character and appearance of the area, cause light blocking issues, and result in an overdeveloped and visually intrusive structure on an inadequately sized plot. As neighbours who deeply care about our community, we urge the planning authority to reject this application to preserve the integrity and quality of our neighbourhood.

Thank you for considering our objection.

Kind regards