

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/08/2024 6:20 PM from [REDACTED]

Application Summary

Address:	4 Gouge Avenue Northfleet Gravesend Kent DA11 8DP
Proposal:	Outline application for the demolition of existing dwelling and erection of new residential development with layout and access to be determined.
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

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

Comments Details

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

Reasons for comment:

Comments:	I object: The plans haven't addressed neighbouring amenity. My outlook, privacy, sunlight, daylight and noise will all be hugely impacted in an enormous detrimental way by the suggested plans.
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Rights to light. The bedroom where I sleep and have slept for over forty years is within the loft. The [REDACTED] window opens and [REDACTED] no 4 . The proposed two front storey dwellings will directly impact my light. The sun rises in the east and therefore the bedroom and property will be in the direct shadow from the suggested dwellings. This has not been considered by the proposal. This will bare huge consequences, there will be a colossal loss of light and privacy to the bedroom and property throughout. The outlook from this window will be a brick wall. The current un-obstructed light will be blocked. Furthermore there would be extensive noise disturbance from the proposed occupants that are suggested to be in close proximity of the area where rest, sleep and living is carried out. On top of this there would be high levels of car noises from the x8 bay car park to the rear. This will bring noise disturbance from a new direction, plus furthermore noise from the rear residents migrating to and from the rear dwellings. Creating an unacceptable sense of enclosure and loss of light and privacy throughout my property.

Gouge Avenue is on a declining gradient from Park Avenue. Number 4 is at least 1.2 metres higher in gradient than [REDACTED] conservatory base level. The two storey dwellings will therefore tower over [REDACTED] property. Increasing the sense of negative enclosure and enormous loss of light. The sun rises in the east, it will block the light and cast a direct monumental shadow over my roof, conservatory living space (which has a glass roof) and immediate rear garden. There will be loss of privacy from potential overlooking windows into the conservatory and immediate garden. The kitchen and living room are also in this area and face directly into the garden. All of my doors and windows open into this section also.

Can a BRE daylight/sunlight report demonstrate no loss of daylight/sunlight? The suggested plans haven't addressed the neighbouring amenity point in the revised scheme. They have just adjusted the bin position and access location.

Trees haven't been considered in adjoining properties. There are many varying established trees. No tree report has been supplied.

Until last year, no 4 previously had an affluent growth of established trees and hedges. With naturally existing habitats for squirrels, wild birds, bees and hedgehogs etc. The land was like this for decades. The land was and has been an integral part of Gouge Avenue's rich biodiversity and outlook for the road and adjoining roads.

Being a 1930s building the footings are shallower than modern day spec. Any nearby ground excavation could seriously jeopardise my building's integrity.

Parking is imperative and I can only park on the street. The suggested access for no 4 will result in a loss of 2 -3 parking spaces for the road. Gouge Avenue already has a parking issue. There are not enough car parking spaces for the current residents. Not to mention the proposed dwellings will have guests and therefore impede further on the roads existing parking issue. This has not been addressed. There is currently no vehicular crossing for number 4.

The suggested access point will be considered private. Security hasn't been considered.

The proposal will exacerbate the problem with parking and congestion, especially in rush hours. Gouge avenue is a dead end road and all traffic passes through Park avenue, which is already overloaded, with vehicles tightly parked on either side. Only one vehicle can fit through at any one time. Hundreds of households have to migrate through this singular road now. This is our only route out.

PTAL (public transport accessibility level) is their evidence that houses here will be supported by good transport links? So additional traffic and cars are not required for the development.

The scheme has also withheld intended occupancy / bedrooms. This is a crucial essential information for the area to know at this point. This will also indicate the true negative effect that the foul sewage load will have on my property and the streets. Amongst many other factors, foul sewage has not been addressed in the application or planning design and access statement.

I believe the negative impacts on our road outweigh the benefits of this development.

Thank you for considering my objection.

Kind regards