

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/01/2026 4:50 PM from [REDACTED]

Application Summary

Address:	Land At Rose Farm Downs Road Istead Rise Gravesend Kent
Proposal:	Outline planning application for the demolition of 64 Downs Road and erection of up to 154No. residential dwellings (including affordable housing), with all matters reserved except for access. Creation of a new access from Downs Road.
Case Officer:	Adeoye Lawal

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Downs Road Istead Rise

Comments Details

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

Reasons for comment:

Comments:	I wish to formally object to the proposed development of residential properties to the rear of my home on the grounds that it will have a significant and detrimental impact on my privacy and the security of my property. The proposed houses are to be constructed on land that sits at a slightly higher elevation than my existing property. Due to this incline, the new dwellings will have direct overlooking views into my rear garden and private outdoor spaces. This will result in a severe loss of privacy that is unacceptable for a residential setting. The elevated position means that occupants of the new properties will be able to overlook my garden at close range, fundamentally altering the level of privacy currently enjoyed. I am particularly concerned that this loss of privacy cannot be adequately mitigated through fencing, boundary treatments, or landscaping. Given the difference in ground levels, even increased fence heights or planting will not prevent overlooking from upper-floor windows or raised ground levels. As a result, the proposal fails to protect the reasonable expectation of privacy for existing residents, which should be a key consideration in planning decisions. In addition to privacy concerns, the proposed development raises serious issues regarding the security of my property. The rear of my home currently benefits from a degree of natural security due to its enclosed and private nature. Introducing new access points, boundaries, and increased foot traffic immediately behind my property would significantly increase the risk of trespass, intrusion, and anti-social behaviour. The proximity of the proposed dwellings would make it easier for unauthorised access to the rear of my home, undermining my sense of
-----------	---

safety and security.

Taken together, the impacts on both privacy and security represent an overdevelopment of the site in its current form. I believe the proposal fails to adequately consider the relationship between the new properties and existing homes, particularly in relation to ground levels and rear-garden overlooking.

I respectfully request that the planning authority gives due weight to these concerns and either refuses the application or requires substantial redesign to protect the privacy and security of neighbouring properties.

Kind regards