

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/04/2024 1:59 PM from [REDACTED]

Application Summary

Address:	Barn North Of Abbey Farm Barn Church Street Higham Rochester Kent ME3 7LS
Proposal:	Change of use of an agricultural building into Five Holiday Let Accommodation Units.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Higham

Comments Details

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

Reasons for comment:

Comments: I am writing to formally object to the renewed planning application (20240139) for the proposed conversion of the single barn into five houses. While recognizing the necessity for progress and development, it is imperative that we carefully assess the potential repercussions on our neighbourhood's character, infrastructure, and quality of life. I would kindly ask that the planning team revisit the objections to the prior application.

Key areas of concern that warrant objection are as follows:

Overdevelopment and Density: The proposal to convert the single barn into five houses represents an excessive level of development for the area. This high density is incongruent with the existing character of the conservation neighbourhood, characterised by predominantly single-family dwellings and open spaces. The envisaged increase in housing units will exert undue pressure on local infrastructure, including roads, parking facilities (how will they limit people bringing more?), and utilities, resulting in congestion and potential service deficiencies.

Noise: The proposed development raises concerns about potential noise pollution resulting from increased human activity and vehicular traffic. The conversion of the barn into multiple dwellings could introduce disturbances such as amplified noise from social gatherings, vehicle movements, and construction activities. Such noise pollution could significantly disrupt the tranquility and residential amenity of the area, impacting the well-being and quality of life of existing residents.

Traffic and Access: The proposed development lacks adequate provisions for traffic management and access. We strongly disagree with the suggestion that this wouldn't have an impact. The anticipated surge in vehicle usage due to the increased number of dwellings, visitors and deliveries will exacerbate the already narrow and congested roads in the vicinity. Moreover, the narrow access road leading past St Mary's Church to the barn is ill-equipped to accommodate the

additional traffic generated by five houses, thereby jeopardising the safety of both residents, pedestrians and St Mary's Church and its graveyard.

Conservation and Heritage: The barn, situated within the 'Church Street, Higham Conservation Area Boundary,' holds significant historical value and should be safeguarded as an integral part of the local heritage. Its conversion into multiple rental properties would disregard the area's historical significance and inflict irreparable damage upon its historical fabric.

Biodiversity Conservation, Including Birds & Bats: The proposed development raises concerns regarding its potential impact on local biodiversity, particularly the presence of bats. The barn and area surrounding the barn likely serves as a habitat for various species of bats, which are protected under UK law due to their declining populations and ecological importance. Any disturbance to their habitat caused by construction activities or alterations to the building could have adverse effects on their survival and reproductive cycles.

In light of the aforementioned concerns, I urge the Planning Department to reconsider this application in order to preserve the integrity of our neighbourhood and safeguard its heritage for future generations.

Thank you for considering my objection. I trust that you will give due diligence to the concerns raised herein.

Kind regards