

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/02/2024 3:29 PM from [REDACTED]

Application Summary

Address:	Former St Josephs Convent Preparatory School 46 Old Road East Gravesend Kent DA12 1NR
Proposal:	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.
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Old Road East Gravesend

Comments Details

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

Reasons for comment:

Comments:	As a direct neighbour of the proposed development there are certain aspects to which I wish to raise objections: A. Whilst we have been assured that the new block of flats will be 5 metres from our house, the height of the building will dwarf our house thus blocking out current levels of sunlight. B. In addition to the actual block of flats we have been informed that the bins for the building will be housed next to the boundary of the development [REDACTED] this is totally unacceptable we are vey diligent in assuring that our bins are housed in an area that does not affect our current neighbour, we would expect that any new bins would be housed elsewhere. C. It is proposed that the first building to be erected would be the new medical centre, to build this a new road has to be created. To create this road heavy machinery would have to use the existing tarmac area, however that has only been used as a playground and car park, there is no definitive evidence that has been produced by the constructors that this will be able to take the additional weight of the machinery. Also any damage to this area could cause additional water to run off into our garden, causing possible flooding. D. Any work/changes to the existing tarmac area could also cause problems with our existing house wall which forms a direct boundary with the development. The house was originally built in 1867 and includes a basement, it is unclear how any building work could effect the house's structure. E. We currently have a row of trees which form the boundary between our house and the new proposed development, we can see can no reason why these should be disturbed in anyway and we would strongly object if they where to be
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tampered with in any way. As these trees are part of the boundary we would require some form of agreement as to whom is responsible for their upkeep.

F. It is also unclear how much affect the new development will have with regard to the increased level of traffic, Old Road East is always very busy in the morning between 8.00-8.45 and in the afternoon between 15.30-16.30. With only one entrance/exit proposed and the additional traffic that the medical centre will create this will make getting on and off of our property almost impossible.

G. In addition to extra vehicles using the road the ability to be able to park will be non existent. There is currently a shortage of additional parking in the side roads and this will become impossible if as proposed the new houses will only have one parking space.

H. During the construction of the new development there will be a considerable amount of noise/dust created. We would expect that the developers would be confined as to the length of hours that they could work and that they would also be responsible for all of the clearing up that will be required to both our property and also the surrounding roads.

I. There has been no information provided with regard to how the new development will effect the existing housing concerning utilities, especially sewage and water pressure.

J. With regard to the environment there has been no or little information provided by the developer, we have a variety of animals that use our garden including bats and slow worms and we expect that the appropriate surveys are undertaken and acted upon.

K. We would also strongly object to any chemical portable toilets being placed anywhere near to our property during the construction of the development. There is sufficient grounds available to the constructors to make this un-necessary.

Finally whilst we realise that this is a prime location for a development we would hope that our concerns and those of our neighbours are taken into account and the best possible outcome can be achieved for those people currently residing in the area.

Kind regards