

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 9:22 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: [REDACTED]

proposed development. I have strong objections towards planning application reference 20240013 because I believe it will seriously impact the existing way I live in my property and it will deteriorate my health and lifestyle. My objections are based on material planning considerations and are detailed as follows:

1. LOSS OF PRIVACY AND OVERLOOKING

All existing buildings of St Josephs school are single storey bar the main Victorian building at the front of the plot. However, the proposed new medical centre (MC) will be a three storey building. The entrance of the MC will be on the northern part of the building. [REDACTED]

[REDACTED]

[REDACTED]

Suggested planning conditions (SPC):
The MC should only be one floor, consistent with the existing structures of St Josephs school at that location. Repositioning the MC's main entrance from the northern to the southern part of the building plus using glass frosting films on the windows located on the northern part of the building facing my house will eliminate the overlooking and loss of privacy to all neighbouring properties. It will

also be more pleasant for patients to use a southern entrance facing a park space [REDACTED]

2. FEAR OF CRIME AND ANTI-SOCIAL BEHAVIOUR (ASB)

The current plans for the MC does not include any perimeter fencing or enclosure. During night time, the areas surrounding the building which is made up of empty parking spaces, is freely accessible by the public and will not be monitored by guards. This will increase the security risk including ASB to my property significantly. Previously, the school gates are locked and is not publicly accessible overnight.

SPC:

I am in full agreement with the Designing Out Crime Team response provided by Kent Police on item No. 19 where they suggested the entire MC must be enclosed with robust boundary treatment that is pointed and difficult to scale. Removing the pedestrian access via Coombe Road is another measure that can minimise the security risk and prevent potential ASB, in line with the council's ASB Strategy 2019-23.

3. NOISE POLLUTION

The MC will be frequented daily by patients using 20 consulting/treatment rooms. Assuming each consultation lasts for 10 minutes, there can be a up to 120 (20x6) patients using the parking spaces per hour. Most patients who are unwell will drive to the MC. Given that the proposed location of the MC car park is right next to my garden, there will be a constant noise from car doors opening and closing throughout the operating hours of the MC.

[REDACTED] In line with the noise policy statement for England, I believe the high frequency of this new noise from the parking creates a "Significant observed adverse effect level" on my health and quality of life. Furthermore, I believe the constancy of the noise should be considered Statutory Nuisance if the existing plans were to go ahead unchallenged.

The front of my house faces a very busy road. [REDACTED]

[REDACTED] remove the only tranquil outdoor space available to my property.

SPC:

I would like to suggest that the developer moves the parking spaces underground, below the MC to minimise the constant noise created by the car park. In addition, the MC should not be allowed to open during the weekends when local residents are most likely to be using the garden space.

In addition to the 3 points above, I have a further 5 points I cannot include in this online comment due to its character limitation. I have posted a letter to the planning department via Recorded Delivery, detailing all 8 points to supplement this comment.

I urge the council to take my objections into consideration when deciding this application and where possible, include planning conditions highlighted above so that the well being of neighbouring residents is not unfairly compromised.

I will welcome the opportunity to meet with a planning officer, at my house to illustrate my objections, especially on how there can be a complete loss of privacy in both my indoor and outdoor spaces. Thank you.

Kind regards