

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/02/2024 9:12 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] Hillside Drive Gravesend

Comments Details

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

Reasons for comment:

Comments:	I am highly concerned about this development for a number of reasons. I own one of the properties on Hillside Drive which is highlighted as being overlooked in particular by the Linear proposal. I find it highly unacceptable that any building development would be considered that overlooks privately owned properties, given that it breaches my right to peaceful enjoyment of all of my possessions including my home and land (Human Rights Act, First Protocol, Article 1). I remain in my property precisely because of the privacy it affords myself and my family, and has done so for 36 years. Not only will the building and development itself cause massive disruption, noise pollution and interference with that - but so will the finished development itself if it is not built with respect for those who have been living here prior to it's creation. Looking at your proposals myself and my family will not only be subjected to noise from multiple new households, but also from parked cars and vehicles right as the end of my short garden. I understand the need for the site to be repurposed and developed, however this must be done in a way which does not infringe on the rights of residents already in place, and in a way that does not reduce the value of properties already in place. The proposals also offer limited parking, particularly given the inclusion of flats as well as a medical centre. It will inevitably lead to illegal parking and a reduction in safety on the roads. The assertion that there will be 3 additional vehicles every minute is only supported by traffic assessments which I believe were undertaken during school holiday periods and off peak hours. Old Road East has ongoing traffic issues during peak hours which will only be made much worse. The development is only providing 1 car parking space per new property, which is woefully inadequate given that the average number of cars per household outside of London is 1.42 in the South East. As such, overspill parking will occur on surrounding roads. This will also cause issues with accessibility of pavements as is happening across the rest of the district as more and more vehicle rely on on-street parking and block walkways for wheelchair users and buggies. For
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instance, the roads around the development like Whitehill Road, Sun Lane, Coombe Road, are all completely full of cars parked in unsafe and nuisance ways which block accessible walkways.

The increase in vehicles and parked cars will lead to an increase in air pollution, littering and other pollutants. We already have poor air quality in the area due to the amount of traffic and idling vehicles during peak hours, and this development will worsen this.

Furthermore, the development itself is poorly thought out and not in keeping with the Victorian architecture of the area. This will in turn lower house values for the residents already in situ.

Kind regards