

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/02/2024 2:36 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: Parrock Avenue Gravesend

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: PLANNING APPLICATION 20240013
This application should be refused because:

There is insufficient provision for car parking. The ONS 2021 Census shows 90% of houses in adjacent areas of the town own 1 or more cars and 30% have 2. This averages 1.5 cars per house. The proposed 54 dwellings therefore need 81 parking spaces: only 58+2 are proposed. This ignores the shortfall of 12 (52-40) spaces for medical staff and the TOTAL absence of parking for patients.

Any suggestion that the medical centre is a new NHS facility is misleading. The proposed occupier is an existing practice - with a 15,000 patient population - operating from 2 sites neither of which is in easy walking distance of the site. There is no bus route running east or west from the site.

Excess cars could only be accommodated in nearby roads which are already congested, under increasing pressure and mostly subject to residential parking permits. There is no room to expand the issue of permits for these roads.

Old Road East is always busy. Sight lines to the East on leaving the site are limited by a crest in Old Road East. The road carries heavy school traffic to nearby secondary schools. The church opposite needs on- street parking as it is used not only on Sundays but during the week and it also has a pre-school.

There are no "affordable" homes.

In essence, the developer is trying to cram in too many dwellings for the size of the site.

Kind regards