

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 6:35 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] Laurel Avenue Gravesend Kent

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

- 1) Close proximity to our dwelling. Distance isn't the 21 metres from house to house. Architech from Galliard admitted it was only 8 metres from the planned 3 bed house to the boundary. Is the garage in their plans the correct distance from our boundary as the land tapers in?
- 2) Our human rights for being overlooked with properties so close looking directly into our bedroom. Will these windows be obscured?
- 3) Lack of screening/inappropriate trees on plans. Will these provide year round screening? Will residents just cut them down? Should they be in the grounds rather than back gardens.
- 4) Concerns over boundary fences & walls. Who will maintain?
- 5) Security of our properties if land is opened up and not secured. How will this be managed?
- 6) Why can't position of houses be re-looked at so they are side on which will limited overlooking to houses on Laurel.
- 7) Doctors surgery does not fit in with the local architecure, why does this need to be 10 metres high?
- 8) Severe lack of parking incorporated with doctors surgery and residential properties, this will have massive impact on surrounding roads. Most properties have minimum of two vehicles.
- 9) Access & egress to the new estate will have considerable impact on already busy and dangerous main road. Will be continuous traffic build up in the area. Lack of parking within development will also cause unsafe parking on Old Road East.
- 10) Air quality on Echo Square is already very poor, this will have a detrimental effect and potentially go above the legally safe limit?
- 11) Concerns over historical chalk mining within the grounds of St Josephs.
- 12) Wildlife in the area, pipistrelles bats and foxes regularly seen in the area. Also badgers within the grounds.
- 13) Will doctors surgery have enough capacity to take on new patients in the

area?

14) Lack of schools in the area to accommodate the amount of houses within the development.

15) Galliard have mislead the council on a number of issues. One being the amount of residents that submitted comments. 38 households raised concerns and they used this as 1 comment, totalling only 52 comments from neighbours and surrounding area. Many failed to receive the communication from them.

Kind regards