

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 9:06 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:	I object to the development due to the impact it will have on my families home, my neighbours and the local community. The dwellings due to be built are mainly 2-3 bedroom terraced homes being squeezed together which is completely out of character to the surrounding area which are older family properties with character. These dwellings seem very close to the boundaries of some properties and also windows looking directly into other homes that are not within the minimum legal distance. The medical centre is far too high being three floors. This is definitely out of character for the area. Could they not make the old school the medical centre and have more parking alongside it rather than build a new building that destroys the privacy and wellbeing of local residents? I walk frequently and have to be careful walking along Old Road East and crossing Echo Square roundabout due to lack of zebra/pedestrian crossings. It is like taking your life into your own hands most the time as the area is very busy with vehicles throughout the day but especially school run/rush hour times. The extra cars coming in and out of the development will make this even worse, especially if turning right into it from Echo Square or vehicles turning right into Old Road East from the development as cars tend to drive fast. Also if cars come out of the development too fast then there is potential for pedestrians to be run over. The scale and proportion of the development is too big for the local roads to sustain it Traffic lights would need to be put in place. One car parking space allocation per dwelling is also too low very few car parking
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spaces available to the medical centre will cause problems. Either homeowners within the development will park their second car in the medical centre or visitors to the medical centre will park on the roadside, block cars etc. causing a nuisance. Less dwellings and more family homes should be built with more parking opportunities should be considered. The medical centre height should also be reduced to allow the rights of the people it overlooks to enjoy their home and have privacy.

At the meeting Galliard were unable to tell me how the homes were going to be built. They had no idea so could not inform us of the impact/noise levels which is concerning.

They also said the land was only ever used by the school which is also not correct. Local communities e.g. football teams regularly used the land after school and weekends and this development has ended the opportunity for them.

I feel the development will not be a positive for the community but bring harm and negativity due to increased traffic, traffic accident risk, noise levels, reduced privacy due to people being able to look directly into homes/gardens, parking issues, anti-social behaviour due to direct access to park area, air pollution/health risks due to extra exhaust fumes and also the appearance and character of the development is just not in character with the historic area. I fully object to the development and would be grateful for the Council to really listen to our concerns and oppose the development. Thank you.

Kind regards