

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 9:54 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

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: 1. We are very concerned about lack of distance between us and proposed new build, distance between our neighbour and proposed new build is 3 metres below legal requirements

2. Screening is also of great concern to us
We will now be very overlooked, I don't think plans show full adequate screening
We were made to plant full screening from our neighbours when completing our new builds in 2018 so therefore would expect that we are granted the same policy by the same planning department

3. Concern about what borders will be put in place? Galliard are the owners of the borders, the school accepted ownership of fences and walls
I therefore expect them to be fully responsible

4. The medical centre will replace 2 very busy surgery's so they are not an addition to Gravesend
The very high numbers of patients from these surgeries plus expected additional patients! Will create heavy traffic and constant pressure on Old Road East. This Road and surrounding roads are already at breaking point with pollution, traffic and parking!

The idea of building a very busy medical centre and a new housing estate in an area of access, parking and traffic problems is very ambitious! In this situation the proposed parking is seriously inadequate for this particular area

I note that virtually all the properties have only 1 parking space! This will cause knock on problems for the surrounding roads, the visitors patients and residents will need to park in the areas already very busy roads
Most properties will potentially house couples, and the majority will have 2 cars!

The reality is going to increase the problems with traffic! In an already problematic area such as Whitehill Rd, Echo Square and Old Road East I believe Allowing pedestrian access through Combe Road will aggravate this situation

The shops and business on Echo Square already struggle with lack of parking

The design of the medical centre is not in keeping with the area, it resembles an office block which will be an eyesore for all the surrounding properties that will not be able to escape it. I do not believe permission for this style would be given to any other application in the area

We were told to design our new builds in keeping with the area, in order to gain planning permission, so would expect them to do the same

I believe a medical centre needs to be built in a more appropriate and accessible area, not in the middle of a new housing estate! With traffic and parking problems

Granting permission for this proposed scheme I believe will result in many accidents in the area

I also note that Galliard submitted our large group consultation was submitted as just one, I believe this should be rectified

Kind regards