

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/01/2025 8:36 PM from [REDACTED]

Application Summary

Address:	12 Brenchley Avenue Gravesend Kent DA11 7RQ
Proposal:	Application for variation of condition 2 attached to planning permission reference number 20240284 for demolition of existing dwelling house and erection of new 4 bedroom dwelling house; to allow for a loft room with rear dormer.
Case Officer:	Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Brenchley Avenue Gravesend

Comments Details

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

Reasons for comment:

Comments:	The revised plan is virtually the same with minimal changes. The monstrosity of a building has totally ruined the view and landscape of the local area and neighbouring properties. A building of such scale does not fit into this area. What was a lovely generous sized family home has now been demolished to make way for a house clearly designed to be of multiple occupancy and for financial gain. It's clear to see the intention to turn the loft area into a minimum of 2 more bedrooms with separate windows. The owner has already breached all the planning restrictions and has built beyond the front and rear elevation of neighbouring properties by up to 6 meters! No property on this road has been given such ludicrous planning approval. In turn as the owner has built beyond the rear revelation of neighbouring properties causing significant overshadowing, any proposed roof dormer will automatically exceed the rear elevation of neighbouring properties also bring further overshadowing and loss of light. It would be a huge overbearing monstrosity. As it stands the roof design is already of excessive size which as mentioned goes beyond the rear elevation of all neighbouring properties by several meters. The revision would make no difference. The dormer would still result in excess bulk and mass to a massive nature. Which is totally out of keeping with neighbouring and surround properties in the area. The property absolutely dwarfs neighbouring properties to such a significant scale. The rear elevation of the dormer would as mentioned far exceeds the rear elevation of any neighbouring properties on the road. This will create a sense of enclosure and living alongside a 3-4 storey block building. There is no other property on the road or surrounding area of this scale with a roof dormer due to sheer scale and awful design it creates. The harm and damage such a building would cause to character and appearance of the surrounding area and local properties and amenities would be emmense and irreparable.
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Consideration should be taken into the excessive nature of this build and the awful feature the over bearing excessive size the dormer would create. Any dormer on this property would surely exceed the allowed cubic metre. Given the smaller scale of the adjacent properties. The improvements required to the original design (which have been breached) would still be completely lost under this proposed revision. So again, the size of development being sought is excessive and out of keeping in this area of modest traditional family dwellings. The proposed dormer would be a bulky, and clear harmful addition to the property.

Kind regards