

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/01/2026 7:36 PM from [REDACTED]

Application Summary

Address:	Garage Block Located At The Russets Strand Close Meopham Gravesend Kent DA13 0HB
Proposal:	Demolition of existing garages. Erection of a part-two, part-three storey building providing five residential units, with associated car parking, cycle storage, refuse storage, landscaping and all associated works.[cr]
Case Officer:	Mrs Sharon Sahota

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] The Russets Meopham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	As a neighbour to the proposed development site I strongly object to this planning application.

Firstly, the applicant has not followed national planning policy in respect of 1) not issuing proper notifications to neighbouring properties which will be impacted by the proposed development, and 2) failing to post public notices within the local area, we feel that this has intentionally prevented local residents having their say on the proposed development. (It is noted that on 26/01/26 a photo showing a public notice was uploaded, poorly affixed to a gate, 1 month after the application was submitted).

A development of 3 storeys is not in keeping with the local area which is all 2 storey housing - no justification for 3 storeys is included within the Contextual Analysis Study submitted in support of the application. A 3-storey development will be visually overbearing to the neighbouring properties.

The proposed location for refuse storage is too close to neighbouring properties and will be unsightly from the public highway having a detrimental impact on the street scene.

I have concerns over direct view from the balcony & living areas of the proposed development into bedrooms of [REDACTED] The Russets, as well as other neighbouring

properties, their orientation should be reviewed given the lack of residential dwellings to the South/East of the development site.

The provision of balconies to the front elevation of the proposed development is not in keeping with other accommodation of a similar nature within the local area and exacerbates concerns over privacy issues.

I have concern over the exacerbation of existing parking issues given that the proposed site plan only indicates 1 parking space per property. Regardless of local planning policy, given the proximity of the local school, and train station, and lack of a Controlled Parking Zone (CPZ), further parking should be provided given likelihood of 2 vehicles per dwelling. In addition, there is no provision for Visitor parking.

In addition, the proposal indicates the removal of a tree which is protected.

Kind regards