

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 9:56 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 Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:	We are opposing the proposal due to the following points: - The proposed development, by reason of its scale, siting, proximity, and the inclusion of balconies, would negatively impact the residential amenity of neighbouring occupiers, contrary to policies which seek to protect amenity. - The development appears overbearing and a visual intrusion. The proposed three-storey development is out of character with the surrounding two-storey housing, with no justification provided for the additional storey. - Balconies on the front and rear elevations are out of character with similar local properties and increase potential privacy impacts. The proposed balconies and living areas would cause direct overlooking of neighbouring properties. The orientation should be reconsidered given the lack of residential dwellings to the South/East of the development site. - The development could result in increased noise and disturbance from up to 20 additional residents, harming the amenity of neighbouring properties. - The proposed site plan provides only one parking space per dwelling. Given the proximity to the local school and train station, the absence of a Controlled Parking Zone, and the likelihood of two vehicles per dwelling, additional resident
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and visitor parking should be provided to avoid on-street parking pressures.

- The applicant has failed to comply with national planning policy requirements relating to public consultation, having neither issued appropriate notifications to neighbouring properties nor displayed the required public notices within the local area. This failure has undermined the consultation process and prevented local residents from being properly informed of, and commenting on, the proposed development.

- The proposal indicates the removal of a tree identified as protected in Gravesham Borough Council records. In the absence of appropriate consent or justification, the development would result in the unjustified loss of a protected tree, contrary to policies safeguarding existing trees.

- As a matter of note, the garages were originally provided for residents as part of the original developer's plans in the 1980s, but due to rising rents and lack of maintenance, they are now in a dilapidated condition.

With respect to our property [REDACTED] The Russets, the proposed development would:

- Result in an unacceptable loss of privacy through overlooking windows and balconies with particular regard to the rear garden.

- Overshadow the house and result in an unacceptable loss of light to our conservatory and habitable rooms.

- The elevation drawings in the proposed plans are inconsistent in their representation of our property. Some do not show the existing extension over the former open driveway/ side access to the house. This omission understates the scale of the dwelling and misrepresents the proximity of the proposed development, which would in fact be unacceptably close to our property.

- Should the development be approved, given the close proximity to our property, there would need to be a condition mandating the appointment of a surveyor under the Party Wall Act to oversee a Party Wall Agreement.

- The proposal would introduce lighting at the rear of our property, eroding the existing rural character and tranquillity of our house and garden.

- No consultation has taken place regarding the large boundary wall which runs the full length of our property, including the front and rear gardens, and how it would be managed during construction. The absence of this information raises concerns relating to privacy, safety, and the security of our property during the construction phase, resulting in potential harm to residential amenity.

- The proposed refuse storage is visually intrusive and unacceptably close to our property and neighbouring properties.

Kind regards