

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 01/02/2026 1:18 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] Strand Close Meopham

Comments Details

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

Reasons for comment:

Comments:	An objection is raised to the proposed development on the grounds of its unacceptable impact on neighbouring residential amenity, safety, and the established character of the surrounding area. The proposal constitutes an excessive and overly cramped form of development located in very close proximity to an existing end-of-terrace dwelling. Such properties typically benefit from a greater sense of openness and spatial relief, which this development would effectively remove despite not being physically attached. The resulting loss of space and separation would be harmful to the amenity of neighbouring occupiers. The neighbouring property contains north-facing windows that provide important levels of daylight and long-distance views across rooftops, without overlooking nearby gardens or built form. The proposed buildings would significantly restrict these views, reduce natural light, and create a more enclosed and overlooked environment. This would materially harm the outlook from the property and adversely affect the living conditions of its occupants, along with their mental health & wellbeing. The scale of the proposal is also of concern. The two-storey element would match the height of an adjacent property that already exceeds the height of the neighbouring dwelling, while the proposed three-storey element would be higher still. Given the extremely limited separation distance, this increase in height would result in an overbearing and visually dominant structure that is inappropriate for the site.
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The existing garages currently form the boundary between the application site and the neighbouring property. Their demolition presents significant risks. The boundary wall is located little more than one metre from the neighbouring house, and demolition works are likely to place this structure and adjoining features at risk of damage. A gate is fixed to this wall, with brickwork tied into both the boundary and the neighbouring property; any damage would compromise security and safety. In addition, the garages border the neighbouring front and side gardens, and there is a high likelihood of damage to garden areas and boundary treatments during demolition works.

Parking provision within the scheme is inadequate. Five parking spaces are proposed for five family-sized dwellings, which is unlikely to reflect realistic levels of car ownership. This shortfall would inevitably result in increased on-street parking. The surrounding roads already experience significant parking pressure, with vehicles frequently parked on pavements and kerbs, and the loss of the existing garages would further exacerbate this situation.

Concerns also arise in relation to the demolition and construction phase.

Prolonged construction activity would generate additional traffic, noise, and disruption, with associated safety risks & detrimental effect on the mental health & wellbeing of those nearby. This is particularly concerning given the presence of children in the area who walk to and from school. The impact on neighbouring residents during this period has not been adequately addressed.

Finally, the proposed development fails to reflect the scale, layout, and architectural character of nearby properties and would appear visually intrusive within the existing street scene.

For the reasons set out above, the proposal should be refused.

Kind regards