

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/09/2026 5:50 PM from [REDACTED]

Application Summary

Address:	27 St Francis Avenue Gravesend Kent DA12 4SY
Proposal:	Erection of a first floor side extension, Erection of single storey ground floor rear extensions.
Case Officer:	Mrs Nina Goodbody

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] St Francis Avenue Gravesend Kent

Comments Details

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

Reasons for comment:

Comments: Dear Mrs Goodbody

Further to your letter dated 7th September 2026, regarding the proposed extension to 27 St Francis Avenue, I wish to formally object to the application.

I am the owner and occupier of the [REDACTED] St Francis Avenue and have significant concerns regarding the potential impact of this development on the surrounding area. My objections are set out below.

- Increase in On-street Parking and Traffic

The proposed removal of the existing garage and the conversion of the property to accommodate 10 or 11 bedrooms is likely to result in insufficient off-street parking provision. The property appears capable of accommodating only three vehicles, meaning that any additional vehicles associated with the development would be required to park on the public highway.

St Francis Avenue is already a heavily used road, particularly during school drop-off and collection times. It is situated on a main bus route and incorporates traffic-calming measures due to existing traffic volumes and pedestrian activity. An increase in on-street parking would further exacerbate congestion, potentially leading to vehicles being parked close to junctions and obstructing pedestrian pathways, thereby creating safety concerns for both motorists and pedestrians.

- Impact on the Character of the Area

Properties within the Riverview Park area predominantly comprise family homes with 4 to 5 bedrooms. The proposed expansion of the property to provide 10 or 11 bedrooms, together with the scale and massing of the extension, would be out of keeping with the established character and appearance of the surrounding neighbourhood.

- Future Use of the Property

While I appreciate that the application has been submitted to meet the needs of the current occupants, it is important to consider the long-term implications of the development. The creation of a property to this size could make it particularly suitable for future use as a House in Multiple Occupation (HMO). Such a use could significantly intensify the concerns outlined above, particularly in relation to parking demand, traffic levels and the overall residential amenity of neighbouring properties.

- Precedent for Future Development

I am also concerned that approval of this application could set up an undesirable precedent for similar developments within the local area. This may encourage further proposals of a comparable scale, which could cumulatively erode the character of the neighbourhood and place additional pressure on local infrastructure and parking provision.

I respectfully request that these concerns are given full consideration when determining the application.

Thank you for taking the time to consider my comments.

Yours sincerely

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Kind regards