

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 30/08/2024 12:01 PM from [REDACTED]

Application Summary

Address:	33 Central Avenue Gravesend Kent DA12 5AN
Proposal:	Erection of a two bedroom house with new vehicle crossover and dropped kerb.
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

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

Comments Details

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

Reasons for comment:

Comments:	In the first instance I have to raise concerns regarding 'neighbour consultation' and the extent (or not) that it took place. I live [REDACTED] opposite to the proposed site - and have received no notification that a planning application had been made. I object to the application for the following reasons; 1. Unsafe off street parking 'Two parking spaces to the front of the proposed new build' and two additional to the front of existing dwelling: The site sits directly next to the junction with Malvina Avenue and is surrounded by and screened off by a timber fence. There would be insufficient distance and inadequate visibility between the proposed parking spaces in particular the one next to Malvina Avenue for cars to safely drive out into Central Avenue. A vehicle pulling out of the plot into Central Avenue at the same time as a car turning left from Malvina Avenue would represent a danger to other road users There are significant parking pressures already in Central Avenue. This is compounded by the applicant intermittently running a multi car hire/car sales business from his home address. The application fails to demonstrate why parking should be situated at the front which is a more dangerous option in comparison to the much safer rear option - entry and exit from Malvina Avenue...a distance of some metres away from the junction 2. Loss of tree: The application notes the existing tree directly outside the proposal. This is a mature tree for the benefit of everyone in Central Avenue and should not be felled 3. Unacceptable density of development on this site: The front of the existing plot and to the side is covered in vegetation. This makes a positive contribution to the
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character and appearance of the area. The application would effectively eradicate the existing greenery and effectively place a detached dwelling in a side garden with only a minimal distance between the existing dwelling and proposed new dwelling. Visually this would appear out of character with the area, cause a density of build that doesn't already exist and be visually harmful

Kind regards