

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 05/06/2026 1:39 PM from [REDACTED]

Application Summary

Address:	2 Pelham Road Gravesend Kent DA11 0HW
Proposal:	Erection of a single storey rear extension.
Case Officer:	Ms Rebecca Harrison

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Pelham Road Gavesend

Comments Details

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

Reasons for comment:

Comments:	I live at [REDACTED] Pelham Road and wish to object to the proposed single storey rear extension at 2 Pelham Road on the following material planning grounds: 1. Harm to Conservation Area Character The site lies within a designated Conservation Area, where development must preserve or enhance the historic character. The proposed extension's depth and massing are excessive compared with neighbouring properties and would disrupt the established pattern of rear development. This conflicts with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Local Plan Policy CS20. Two mature trees previously located at the rear of the property contributed positively to the Conservation Area. These trees have since been removed, and rather than replanting suitable replacements, the applicant is now seeking permission for an extension following the refusal of a previous two storey proposal. Replacement planting should have been required to mitigate the loss of these trees, which were part of the area's established character. 2. Loss of Daylight & Sunlight to 4 Pelham Road Due to its projection, height, and proximity to the [REDACTED] the proposed extension would cause a material loss of daylight and sunlight to [REDACTED] rear rooms and garden at [REDACTED] Pelham Road. The development appears likely to breach the BRE 45 degree and 25 degree tests, which are the recognised national standards for assessing overshadowing and daylight loss. Based on the submitted drawings, the extension would result in a measurable reduction in natural light and therefore a loss of residential amenity. 3. Overbearing Impact & Loss of Outlook Even as a single storey structure, the extension's depth and boundary side
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position would create an overbearing and enclosing effect when viewed from my rear windows and garden. This would significantly reduce my outlook and sense of openness, contrary to Policy CS19 and the Residential Extensions & Alterations SPD, both of which require developments to safeguard neighbouring amenity.

4. Projection Beyond the Established Building Line

The proposed extension projects significantly further than neighbouring rear elevations, including my own at [REDACTED] elham Road. This disrupts the established rear building line, harming the visual coherence of the Conservation Area and creating an unbalanced and intrusive form of development.

5. Failure to Demonstrate Compliance With Amenity Standards

No BRE Daylight & Sunlight Assessment or Neighbouring Amenity Impact Assessment has been provided, despite the clear potential for harm. These assessments are essential for properly evaluating the impact of the proposal on neighbouring properties.

Kind regards