

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/05/2025 8:40 PM from [REDACTED]

Application Summary

Address:	49 Pelham Road Gravesend Kent DA11 0JA
Proposal:	Demolition of existing rear extensions. Removal of external steps. Erection of two storey rear extension and single storey side extension with roof lights. Creation of patio to rear.
Case Officer:	Ms Rebecca Harrison

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Customer Details

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

Comments Details

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

Reasons for comment:

Comments:	I am writing to formally express my concerns regarding the proposal for the erection of a two-story extension to 49 Pelham Road which [REDACTED] to my property. My first concern is of the overshadowing/loss of light that the two-story extension will cause to not only my property but also to my fellow neighbours. Due to the grandeur of the existing property, up to one third of [REDACTED] garden receives little sunlight and therefore is constantly in the shade. In addition to this, it affects how much light we receive [REDACTED] downstairs living spaces (kitchen/dining area as well as our second reception room). The erection of a two-story extension will further reduce the light we receive through [REDACTED] windows, and further exacerbate the issue of shade [REDACTED] garden. As per the plans which have been provided, an erection of a second story will also cause a lack of privacy into [REDACTED] property/garden and particularly that of other neighbours. It is expected that plans should provide a high standard layout and design that ensures adequate privacy for the adjacent residential properties. The proposed development is at such an angle that the primary amenity area of our garden/living spaces (along with other adjacent neighbours), would be severely overlooked from the top room (noted on the plans as a winter garden which is mostly heavily comprised of windows. This is most likely to be a high use living area throughout the year as well as the balcony area in summer) resulting in a serious invasion of privacy. Currently there is an outside area, the roof terrace which from [REDACTED] property is out of view as it is hidden behind the roof of the ground floor. This current design means that I cannot see my neighbours when they are on the roof terrace and they also have a limited view [REDACTED] garden/property, which I believe is an ideal scenario. The addition of the balcony at the rear is rather daunting as it will not only allow the residents on 49 Pelham Road to have more direct viewing access [REDACTED] property/garden, but I will also be able to see them.
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Furthermore, 49 Pelham Road is a beautiful property which has a lot of character

that is hard to find. With this being said, I fear that the two-story extension with the balcony will ruin the character and natural charm of the property but will also have a visually overbearing impact when compared with the adjacent properties and affect the harmony. The extensive use of windows for the winter garden seems to be out of touch/out of character with the existing building and gives too much of a 'modern' look for this type of property. Lastly, properties like this need to focus on proper maintenance to ensure that they are well preserved. This property is well preserved from the front however no attempts have been made to maintain the rear end in the last approx 10 years. Serious consideration needs to be taken into account to ensure that this property will be able to be maintained with the extension for future years.

I hope these points will be seriously considered, especially the unintended consequences and effects that it will have on neighbouring properties. Once a change like this has been made, it is the neighbours/community who have to deal with the permanent changes.

Kind regards