

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/08/2025 2:37 PM from [REDACTED]

Application Summary

Address:	Rear Of 28/30 Sun Lane Gravesend Kent DA12 5HG
Proposal:	Demolition of existing outbuildings at the rear of 28/30 Sun Lane and erection of a detached chalet-style dwellinghouse.
Case Officer:	Mrs Katherine Parkin

[Click for further information](#)

Customer Details

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

Comments Details

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

Reasons for comment:

Comments:	Dear [Planning Officer], I strongly object to the above proposal on the following planning grounds: Overdevelopment and Harm to Local Character - The proposed chalet-style dwelling represents an excessive and cramped form of backland development, removing substantial garden land and replacing it with hardstanding, parking, and a disproportionately large building. This is wholly out of keeping with the established pattern of development along Sun Lane, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy and the Design for Gravesham SPD. Amenity Space Shortfall - The block plan shows that the private garden area would fall significantly short of the 100 m² minimum and 10 m depth requirement for a 4-bed dwelling set out in the Residential Layout Guidelines SPG. The majority of the plot would be taken up by the building footprint, permeable paving, and hardstanding, leaving an inadequate and poor-quality amenity space for future occupants. Overlooking and Loss of Privacy - The proposed elevations include multiple first-floor windows facing north and south, directly overlooking neighbouring gardens and habitable rooms. This breaches the 21 m back-to-back and 10.5 m rear-to-side minimum separation distances in the SPG. The proposed 1.8 m fence offers no mitigation to overlooking from upper floors. Overbearing Massing and Design Incompatibility - The building's bulk, steep roof pitch, and prominent dormers create an overbearing impact in a constrained plot. Materials such as white/cream render and UPVC windows are alien to the surrounding brick-built character, in direct conflict with the Design for Gravesham SPD. Highway Safety Concerns -
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The proposed access, positioned close to the Ferndale Road junction, creates a highway safety hazard due to limited manoeuvring space and visibility splays. Additional reversing movements into a confined area risk endangering pedestrians and vehicles.

Loss of Green Character and Harmful Precedent -

The replacement of green garden space with hard surfacing erodes the area's open character and biodiversity value. Approval would set a damaging precedent for further piecemeal backland development, leading to cumulative harm to local amenity and character.

For these reasons, the proposal fails to comply with Policy CS19, the Residential Layout Guidelines SPG, and the Design for Gravesham SPD, and should be refused in the strongest possible terms.

Yours faithfully,

A solid black rectangular box used to redact the signature of the official.

Kind regards