

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 2:42 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:	As a local resident, I am deeply concerned by this proposal, which threatens the character, safety, and amenity of our neighbourhood. Character Destruction through Overdevelopment: The site is too small for the scale of the building proposed. Removing long-established gardens for an oversized chalet-style property is entirely at odds with the open, green feel of Sun Lane and Ferndale Road. This conflicts with CS19 and the council's own design guidance. Inadequate and Poor-Quality Garden Space: The plan shows that the new home's garden would be minimal, fragmented, and dominated by paving and hardstanding. This fails the Residential Layout Guidelines SPG minimum standards (100 m² / 10 m depth for a 4-bed home). Loss of Privacy to Neighbours: Large upper-floor windows will directly overlook nearby gardens and living spaces. The 21 m separation requirement is not met, and fencing will not stop the loss of privacy. Bulky, Inappropriate Design: The massing, high roofline, and dormers overwhelm the plot. The stark white/cream render and UPVC features jar with the traditional brick character of the street, contrary to the Design for Gravesham SPD. Traffic and Safety Risks: The access is dangerously close to the Ferndale Road junction. The layout forces awkward manoeuvres that risk collisions with pedestrians and vehicles. There is a nearby school, and the ongoing long-term work will cause obstruction and serious safety issues for local residents and pedestrians with children. Setting a Dangerous Precedent: If this is approved, it will encourage more cramped backland schemes, steadily eroding our community's character and quality of life.
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This proposal is in clear breach of CS19, the Residential Layout Guidelines SPG, and the Design for Gravesham SPD. I urge the council to please reject it.

Kind regards