

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/11/2025 5:59 PM from [REDACTED]

Application Summary

Address:	7 The Turnstones Gravesend Kent DA12 5QD
Proposal:	Application for a Proposed Lawful Development Certificate; Change of use from C3(a) dwellinghouse to C3(b) young people's care home.
Case Officer:	Mrs Lisa Fisher

[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:	Objection to Planning Application 20251081 7 The Turnstones, Gravesend, Kent DA12 5QD Dear Sir/Madam, I am writing to formally object to the above planning application for a Lawful Development Certificate to change the use of 7 The Turnstones from a C3(a) dwellinghouse to a C3(b) young people's care home. I live in The Turnstones and am deeply concerned about the impact this proposal would have on our quiet residential cul-de-sac. This is not simply a case of new neighbors moving in, this is the introduction of a commercial care operation into what has always been a peaceful family street. Our cul-de-sac has a distinct character as a quiet residential area where families have chosen to live precisely because of its tranquil nature. The proposed care home would fundamentally alter this. A C3(b) use permits up to six young people plus staff operating on a 24-hour basis. This is not comparable to a typical family household. The intensity of use, the comings and goings, and the operational nature of a care facility are completely at odds with the established character of our street. This property is located at the end of our cul-de-sac, which is precisely why this part of the street experiences lighter traffic and has become a safe space where our children can play together outside. The introduction of a care home would bring a significant increase in vehicle movements ie. staff cars, professional visitors, and delivery vehicles... directly into the safest part of our street. This would fundamentally compromise the safety our children currently enjoy. Parents choose cul-de-sacs specifically because the limited through-traffic creates a protected environment for children to play. This application would destroy that. I am particularly concerned about the parking and traffic implications. A care home requires multiple staff members throughout the day and night for shift
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changes. There will be social workers, healthcare professionals, education staff, and other visitors attending the property regularly. Our cul-de-sac has limited parking capacity, and the turning area is already used by residents and their visitors. The additional vehicles associated with a commercial operation would create congestion, obstruction, and potential safety issues - particularly at the end of the cul-de-sac where our children play. Where exactly are all these staff and professional visitors supposed to park?

The proposal would also introduce unacceptable levels of noise and disturbance. Staff arriving and leaving at all hours, particularly during night shifts, would disturb the peace we currently enjoy. A property housing six young people will inevitably generate more activity and noise than a standard family home. We chose to live in a cul-de-sac specifically to avoid this type of disturbance.

I must also raise serious concerns about the suitability of this property for such a use, given its history. The owner has never resided at this address and has operated it as a rental property. There have been previous tenancies that resulted in significant disruption to our street, including incidents requiring police attendance. This demonstrates a pattern of inadequate property management and a lack of regard for the impact on neighboring residents.

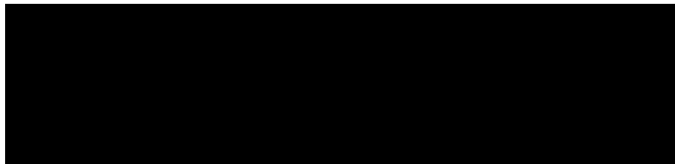
The fact that this is yet another commercial venture by an absentee landlord who has no personal stake in our community is particularly galling. This appears to be nothing more than a profit-driven scheme with no consideration for those of us who actually live here and have built our lives in this street. Someone who has repeatedly demonstrated poor judgment in managing this property should not be permitted to intensify its use to an even more demanding commercial operation.

I also question whether this change of use genuinely qualifies as lawful development. The differences between C3(a) and C3(b) are significant, and I believe this proposal should require full planning permission with proper scrutiny, not simply a certificate of lawfulness. The intensity of the proposed use goes well beyond what permitted development rights were intended to cover.

If this application is approved, what is to stop other properties in our street from being converted to similar uses? We could end up living in a street of care facilities rather than family homes. This would completely destroy the character of our neighborhood and turn it into a commercial care district.

I have nothing against young people in care.. they deserve safe and appropriate accommodation. However, this particular property, in this particular location, managed by this particular landlord, is simply not suitable. A residential cul-de-sac where children play safely is not the right setting for a commercial care operation, particularly one managed by someone with a demonstrated track record of causing disruption to our community.

I strongly urge the council to refuse this application.



Kind regards