

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 31/05/2026 4:33 PM from [REDACTED]

Application Summary

Address:	Three Trees Newlands Lane Culverstone Gravesend Kent DA13 0RD
Proposal:	Conversion of existing garage into habitable space and erection of a first floor extension, incorporating an increase in roof height, installation of dormer to rear, side/rear extensions and alterations to fenestration.
Case Officer:	Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Newlands Lane Culverstone Green

Comments Details

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

Reasons for comment:

Comments:	Objection on following planning grounds: IMPACT ON RESIDENTIAL AMENITY: OVERBEARING DEVELOPMENT, LOSS OF LIGHT & LOSS OF PRIVACY The proposed development would have a significant adverse impact on the residential amenity of our property, Three Jays, lying immediately west of the application site. The proposal introduces a substantial 2-storey building directly adjacent to our shared boundary. The height, depth and proximity of this development would create an overbearing and oppressive relationship with our property, resulting in a material loss of outlook, light and an unacceptable sense of enclosure. A habitable room in our dwelling contains a rear-facing window, parallel to the application site boundary. The proposed 2-storey extension would significantly reduce the natural light reaching this room due to its scale and position close to the boundary. The proposed 1st floor rear-facing windows would provide direct panoramic views into our rear garden, further eroding our privacy. The proposal extends past our rear building line which, together with the proposed 2-storey building and excessive roof height, would cause harmful loss of light and shadowing to both
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our dining room/kitchen and rear garden.

Uninterrupted natural daylight, enjoyed for 25 years, via a large window directly facing the proposal would significantly reduce, creating a cave environment throughout our entire stairwell/hall. The proposed west-facing windows would directly face our property resulting in overlooking and a harmful loss of privacy.

The scale of the proposal would also be materially larger than neighbouring properties to the east, predominantly single-storey bungalows, therefore appearing unduly dominant within its immediate context.

For such reasons, the proposal conflicts with the core planning principle that development should provide a high standard of amenity for existing and future occupiers.

EXCESSIVE SCALE & OVERDEVELOPMENT OF THE SITE

The proposal represents a substantial and disproportionate intensification of development on the site.

The existing dwelling has a floor area of approximately 83.8sqm. The proposed dwelling would provide approximately 320sqm of accommodation, representing an increase of circa 280% in floorspace, nearly 4 times the size of the existing building. The footprint would also increase dramatically compared to the existing property.

Whilst described as an extension, the submitted plans indicate that only limited elements of the existing structure are to be retained. In practical terms, the proposal appears to amount to the construction of an almost entirely new dwelling of substantially greater scale and massing than the existing bungalow, significantly larger than surrounding developments, and it would appear visually dominant within both the plot and the wider streetscape.

The proposal therefore constitutes overdevelopment and fails to respect the scale, grain and established pattern of development within the locality.

DESIGN, CHARACTER & APPEARANCE

The design, form and massing of the proposal fail to respond positively to the character of Newlands Ln.

Whilst the area contains a variety of dwelling styles, there remains a consistent pattern of domestic-scale development. The proposal introduces a scale, massing and architectural treatment unrelated to its surroundings.

The depth, bulk and complex roof form result in an awkward and visually heavy appearance. Elements of the roofscape appear driven by the excessive size of the footprint rather than by coherent architectural design.

The proposed use of extensive cladding and the overall architectural composition do not reflect prevailing local character and would result in a building that appears incongruous within the street scene.

Consequently, the proposal would cause harm to the character and appearance of the area.

TREES, HEDGEROWS & ACCURACY OF SUBMITTED INFORMATION

The application does not accurately represent existing trees, hedgerows and boundary vegetation.

Significant existing vegetation has been omitted, some of which is on/adjacent to the site boundary (including on our land), thus the plans do not accurately reflect the current site conditions.

The application indicates that no vegetation on/adjacent to the site will be affected by the development. Based upon the existing site conditions and the scale of the proposed works, we do not consider this assessment to be accurate. Further, the Applicant has removed much of the existing vegetation prior to submitting this application.

The LPA should satisfy itself that all existing vegetation/landscape features have been properly surveyed, accurately shown on the submitted plans and fully assessed before any determination is made.

The loss of established boundary vegetation would materially alter the character of the site and increase the visual prominence of the proposed dwelling within the street scene.

We request that planning permission is refused.

Kind regards