

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 28/02/2026 9:35 AM from [REDACTED]

Application Summary

Address:	Altamirano Sole Street Cobham Gravesend Kent DA12 3AX
Proposal:	Outline application with all matters reserved bar access for the erection of a bungalow to the rear of Altamirano.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

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

Comments Details

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

Reasons for comment:

Comments:	Dear Sir or Madam, I write to formally object to the above application. This proposal represents backland development within a semi-rural enclave that is defined by spacious plots, limited dwellings and an informal access arrangement. The pattern of development in this part of Sole Street is low density and contributes significantly to its rural character. Introducing an additional dwelling into rear garden land would erode that established character and result in an uncharacteristic form of tandem development. Gravesham's Core Strategy is clear that development must respond positively to local character and protect the quality of the borough's rural environments. Policy CS19 requires development to respect the scale, density and layout of its surroundings. Policy CS12 seeks to protect the countryside from inappropriate development that would harm its character. The proposed dwelling, by virtue of its siting within a rear garden parcel accessed by a narrow private drive, conflicts with these objectives. The access arrangements are of particular concern. The existing drive is narrow and informal, serving only two dwellings. It functions adequately because traffic movements are extremely limited. Intensifying use through the introduction of an additional dwelling would materially increase vehicle movements along a constrained route with limited passing opportunities and restricted visibility. Given
-----------	--

that access is the only matter under consideration at this stage, the suitability of the access must be robustly assessed. In its current form it is not appropriate for further intensification.

There is also a clear cumulative risk. Approval would establish a precedent for further subdivision of garden land in this locality. Adjacent landholdings could reasonably pursue similar applications, leading to incremental urbanisation of what is presently a quiet rural setting. The National Planning Policy Framework supports development that is sympathetic to local character and warns against poor design that fails to reflect surrounding patterns of development. This proposal fails that test in principle.

This is not opposition to sustainable growth within Sole Street. It is concern that piecemeal backland development of this nature undermines the character that planning policy seeks to protect. The introduction of additional dwellings in this confined rear setting would represent overdevelopment and would harm the established rural form of this part of the borough.

For these reasons I respectfully request that application 20260117 be refused.

Yours faithfully,

A black rectangular box redacting the signature of the sender.

Kind regards