

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/11/2025 8:06 PM from [REDACTED]

Application Summary

Address:	19 The Fairway Gravesend Kent DA11 7LN
Proposal:	Application for a Proposed Lawful Development Certificate; Change of use from a dwellinghouse to a children's residential care home.
Case Officer:	Ms Amanda Cue

[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:	<p>I am formally objecting to this planning application for the development of a children's residential care home on The Fairway.</p> <p>I wish to draw the council's attention to a restrictive covenant contained in the property's title deeds, which states that the property may only be used as a private residential dwelling and not for business, commercial or institutional purposes.</p> <p>The children's care home with staff and managed care does not meet the definition of a single household under C3(b), therefore the applicant cannot rely on class C3(b) to claim that the use is lawful. The title deeds contain a covenant legally stating that 19 The Fairway should be used for residential use only. The presence of multiple unrelated staff members working shifts means the property cannot meet the single household requirement, central to clause 3(b). Therefore, the proposal cannot fall within class C3(b) and cannot be deemed lawful through an LDC.</p> <p>The road already experiences significant parking congestion, particularly at peak hours. The proposed development is likely to increase staff, visitor and service-vehicle traffic. The application does not demonstrate that on-site parking will meet this demand.</p> <p>While community care provision is important, the application does not demonstrate why this particular residential street is suitable. More appropriate sites with better access and parking capacity, may exist elsewhere.</p> <p>The proposal is likely to increase noise and activity on what is currently a quiet residential road. Staff shift changes and visitor arrivals at early or late hours may undermine neighbours' ability to enjoy their homes peacefully.</p> <p>For all of the reasons outlined above, I strongly urge the council to refuse this application. The proposed development is unsuitable for this location and would have a significant negative impact on the character, safety and residential amenity of our street.</p>

Kind regards