

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 05/12/2024 11:43 AM from [REDACTED]

Application Summary

Address:	102 Timber Bank Vigo Gravesend Kent DA13 0SW
Proposal:	Demolition of garage. Erection of a single storey side and front extension with 3 roof lights. Replacement of porch roof with pitched roof.
Case Officer:	Mrs Sharon Sahota

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Timberbank Vigo Village, Gravesham

Comments Details

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

Reasons for comment:

Comments: I reside at [REDACTED] Timberbank and strongly object to the proposed planning application to heighten and extend the garage at 102 Timberbank.

Currently, the side elevation of the garage at 102 Timberbank [REDACTED] [REDACTED]. Due to the topographical difference [REDACTED] (with 102 Timberbank being 62cm higher), the existing garage wall already measures 3.10m on [REDACTED] side and serves as both a [REDACTED] wall and a retaining wall.

The proposed rear extension of 1.5m would create a structure measuring 3.10m high and 6.70m long if the flat roof remains. However, adding a pitched roof would result in a wall over 4.30m high and 6.70m long. Given the proximity of just 1 metre, this single, continuous stretch of wall would create an overwhelming "terracing effect" between [REDACTED] properties.

This increased height and length will significantly impact [REDACTED] property by:

1. Blocking all daylight in [REDACTED] kitchen and reducing light in [REDACTED] conservatory.
2. Creating excessive shading and a sense of being enclosed by an oppressive, towering structure.

Additionally, the pitched roof is inconsistent with the character of the village and surrounding properties, where similar garage conversions have retained flat roofs

in keeping with the area's design principles.

While I am not opposed to a modest extension, it must address the concerns raised above and respect the privacy and amenity of neighbouring properties. A more appropriate design would involve a conversion of the existing garage, therefore retaining the integrity of the party wall and then include an extension toward the porch and main house, retaining a flat roof. This would preserve light, avoid an overbearing presence, and maintain harmony with the surrounding character.

I urge the council to reject this application in its current form.

A black rectangular box used to redact the signature of the sender.

Kind regards