

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/08/2024 3:44 PM from [REDACTED]

Application Summary

Address:	Land To Rear Of 28-30 Sun Lane Gravesend Kent DA12 5HG
Proposal:	Demolition of outbuildings and garage and erection of a 2 bedroom detached dwelling within the garden curtilage.
Case Officer:	Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Ferndale Road GRAVESEND

Comments Details

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

Reasons for comment:

Comments:	I am writing to formally object the planning application Ref: 20240671 for 28-30 Sun Lane. As a direct neighbour, I have multiple concerns on the negative impact this development will have on my property and the local area. I have outlined my reasons for objecting below: Overshadowing and Loss of Light: The height and massing of the proposed structure will lead to substantial overshadowing and a loss of natural light to my property, particularly in the mornings. The lack of sunlight and obstructing views will have adverse negative effects on the use and enjoyment of my indoor and outdoor garden space. The proposed building is not in line with the properties on the road and as it sits in front of my property this will block light coming into my living room causing a less inviting, darker environment. Impact on Privacy: The proposed development will directly overlook my garden and compromise my families privacy, as it would allow direct lines of sight into our garden and home. Our ability to enjoy our outdoor space without feeling observed or intruded upon will be severely diminished, affecting the overall enjoyment and use of our property. Design and Character: The design of the proposed development is not in keeping with the character of the surrounding area and would result in an over cramped development that would be out of harmony with the traditional architecture of the neighbourhood. This would undermine the visual integrity of the area and detract from its aesthetic appeal. Furthermore, it could invite further undesirable developments in the future. Noise Pollution The proposed development will undoubtedly result in a substantial increase in noise during both the construction phase and post-construction. The ongoing
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construction noise will not only disrupt the peace and quiet of the neighborhood but also negatively impact the quality of life for residents, including my family and others in close proximity. Additionally, the potential for increased traffic and heavy machinery movements raises significant concerns about safety and accessibility. This development poses a threat to the character and tranquility of our community.

Side Access:

I believe they are also seeking side access, which is only available to houses: 103, 105 & 107 as per the Land registry. We refuse to provide access permission.

Loss of Amenity/Traffic Disruption:

The proposed building will result in a shortfall of parking. This will have a negative impact on street parking for local residents and cause more traffic chaos. Furthermore, a house located at this corner will likely disrupt the natural flow of traffic. Cars may need to slow down or make sudden stops, potentially leading to rear-end collisions or other accidents.

Impact on Local Environment/Wildlife:

The development would result in the loss of a mature tree that is a potential home for birds and wildlife, which is important for the local environment and biodiversity. The proposed removal of this tree is inconsistent with local planning policies that seek to protect and enhance the natural environment and wildlife.

Impact on Property Value:

The proposed development is likely to have a detrimental effect on the market value of my property. The factors I have listed above such as increased noise, reduced privacy, altered views and changes in the neighbourhood character will make my property less attractive to potential buyers. Subsequently, this could result in a significant decrease in the market value of my home, which is concerning.

In light of the above points, I respectfully urge the Planning Department to reject this planning application. Given the above concerns, I strongly believe that the proposed development will have a significant negative impact on my property and local residents. The development is not seeking to improve the local area in any way and I believe it to be a 'garden grab'. I trust that my objections will be given due consideration. Thank you.

Kind regards