

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/09/2026 8:19 PM from [REDACTED]

Application Summary

Address:	4 Gouge Avenue Northfleet Gravesend Kent DA11 8DP
Proposal:	Application for Outline application with all/some matters reserved for the demolition of existing dwelling and erection of 4 new residential dwellings with new site access, parking and associated works. Layout and access to be determined.
Case Officer:	Mrs Sharon Sahota

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Gouge Avenue Gravesend

Comments Details

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

Reasons for comment:

Comments:	wish to strongly object to planning application 20260836 for the demolition of the existing dwelling at 4 Gouge Avenue and the erection of four new residential dwellings. I have serious concerns regarding the proposed intensification of this site and the impact that four additional dwellings would have on Gouge Avenue and the surrounding residential area. The existing street already experiences significant pressure on available parking, and I am concerned that replacing one existing dwelling with four separate dwellings will substantially increase the number of vehicles using and parking on the road. This could result in increased obstruction, congestion and difficulty for residents and visitors, as well as potentially affecting access for emergency and service vehicles. I am also concerned about the cumulative impact of increasing residential density within the area, particularly given the growth of HMOs and other higher-density forms of occupation in the surrounding streets. This is placing increasing pressure on parking and changing the established character of the local residential community. The proposed development represents a significant intensification of the existing
-----------	--

site, replacing a single dwelling with four dwellings. I do not consider this to be appropriate for the established character and density of Gouge Avenue.

I would also ask the Council to give particular consideration to highway safety, traffic generation, parking provision and the proposed site access, given the existing pressures on the road.

I would also draw the Council's attention to the planning history of this site. Two previous applications for residential redevelopment at 4 Gouge Avenue were refused in 2024, including application 20240684, for which an appeal was subsequently dismissed. The current proposal is again seeking residential redevelopment of the site and therefore I believe the reasons for the previous refusals and the issues identified through the previous appeal should be carefully considered when determining this application.

There is significant concern amongst residents regarding this proposal, particularly in relation to parking, traffic, highway safety, density and the changing character of the area.

For these reasons, I strongly object to application 20260836 and respectfully request that planning permission is refused.

Kind regards