

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/10/2024 9:23 AM from [REDACTED]

Application Summary

Address:	1 Russell Road Gravesend Kent DA12 2RT
Proposal:	Demolition of existing dwelling and garage and erection of a two-storey building with roof accommodation, containing 1no. 3 bed dwellinghouse, 3no. studio apartments and 3no. one bed apartments with associated access, private and communal amenity space, refuse and cycle storage.
Case Officer:	Mrs Lisa Fisher

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Russell Road Gravesend

Comments Details

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

Reasons for comment:

Comments:	The plans to redevelop 1 Russell Road into 7 dwellings could house in the region of an additional 10 residents to the area. The area of Russell Road and the immediate surrounding areas are already a congested area with many families and multi generational families occupying the area. My immediate concern is the size of the proposed dwelling and whilst I acknowledge there are a diverse range of dwellings in the surrounding area they are either well set back from the road with a large areas of grassland before them or at the bottom of the area facing the canal basin and again separated from the area by the road and subsequent grassland. The proposal will see what is in fact a 3 story occupied dwelling which will overlook all the properties at the top of Russell Road as well as the dwellings on Albion Terrace, notwithstanding overlooking the gardens along Albion Terrace and the neighbouring building on Russell Road I acknowledge the parking modelling that has been used but the reality is residents will have cars and likely more than one and people will always park close to their property and Russell, Suffolk, Norfolk Roads and Albion Terrace are already significantly congested. The dwelling is likely to generate in excess of 10 cars to the area. The majority of households are already multi car households. The Mosque on Albion Terrace has a number of prayer times as well as daily/weekly community events which puts even more pressure on the vicinity for parking. There is also a concern of the significant disruption of the construction itself and how a congested street can cope with the demands of significant construction, be it site traffic, utilities disruption and general day to day traffic. Both Albion Terrace and Russell Road are narrow and not suitable for construction vehicles.
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Russell Road and the surrounding areas are a very quiet area to live and there is a concern that with the introduction of a multi functional dwelling with a communal outdoor area this will disrupt the peaceful nature of the street.

A large imposing structure at the top of the road is not in keeping with the area and there will be an impact to the resale value to the properties in the immediate area, especially those at the top of Russell Road and those in the immediate vicinity of Albion Terrace

I'd like it noted that I understand the need for additional housing within Gravesend but there are a number of unused car parks, uninhabited residential and commercial buildings that should be considered for development prior to considering large imposing buildings within already congested residential areas

Kind regards