

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/08/2025 7:35 PM from [REDACTED]

Application Summary

Address:	Rear Of 28/30 Sun Lane Gravesend Kent DA12 5HG
Proposal:	Demolition of existing outbuildings at the rear of 28/30 Sun Lane and erection of a detached chalet-style dwellinghouse.
Case Officer:	Mrs Katherine Parkin

[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:	I wish to object to this application for the following substantive reasons: Non-Compliance with Policy CS19 (Design and Development Principles) The development fails to respect the established scale, massing, and pattern of Sun Lane. Its backland siting, excessive bulk, and incongruous materials breach CS19 and the Design for Gravesham SPD. Breach of Residential Layout Guidelines The amenity space provision falls well below the minimum standards (100 m² area / 10 m depth). Separation distances (21 m back-to-back, 10.5 m rear-to-side) are not met, resulting in unacceptable overlooking and loss of privacy for neighbouring properties. Visual Impact and Loss of Character Large dormers, steep roof pitch, and bright render create a visually intrusive form that bears no relationship to the surrounding built form. The predominance of hard surfacing in the block plan erodes the area's green character. Highway Safety Deficiencies The proposed access, located near a junction, does not provide adequate turning and manoeuvring space. Increased vehicle movements will heighten risk to pedestrians and other road users. Cumulative Harm and Precedent Approval would legitimise a form of piecemeal, backland infill that will cumulatively degrade local amenity and urban quality. This application fails multiple established policy tests and should be refused outright.
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Kind regards

