

[REDACTED]
Cliffe, Kent
ME3 8EP
[REDACTED]

2nd October 2026

Planning Department
Gravesham Borough Council
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**Subject: Formal Objection to Planning Application 20260783 – 1 Rose Cottage,
Cliffe, Kent ME3 8EP**

Dear Sir/Madam,

I am writing to formally object to planning application **20260783** relating to the proposed development at **1 Rose Cottage, Cliffe, Kent ME3 8EP**.

I understand that the property has previously been the subject of **two refused planning applications** and that the current proposal has now been amended to provide a **two-storey extension/annex**, rather than the single-storey annex previously proposed.

The change to a two-storey development substantially increases my concerns. The additional height, scale, bulk and massing of the proposed building have the potential to create a significantly greater impact on neighbouring properties, residential amenity, the established character of the area and already problematic drainage arrangements.

As the [REDACTED] I have a direct interest in the potential effects of this development. I respectfully ask the Council to give full and careful consideration to the following objections.

1. Overdevelopment and Excessive Intensification of the Site

I consider the proposed development to represent an excessive intensification of development on the site.

The property at 1 Rose Cottage has already been substantially extended with a large single-storey extension. The addition of a further substantial **two-storey extension/annex** would significantly increase the amount of built development on the property and would leave considerably less of the site in its existing form.

The cumulative effect of the existing extension together with the proposed development must, in my view, be considered rather than assessing the new extension in isolation.

The proposed two-storey structure would introduce considerably greater height and bulk than the previously proposed single-storey annex. It would therefore have a much more prominent visual presence and could appear particularly dominant when viewed from neighbouring properties.

I am concerned that the scale and intensity of development proposed are inappropriate for the size and setting of the site and would be out of keeping with the established rural and historic character of this part of Cliffe.

I therefore ask the Council to carefully assess whether the proposal constitutes an unacceptable level of development when the **existing and proposed extensions are considered cumulatively**.

2. Impact on the Character and Appearance of the Area

The Rose Cottage properties form part of an established group of residential properties with an existing rural and historic character.

A substantial two-storey extension/annex would materially alter the appearance and proportions of the property and could have a detrimental effect on the visual character of the immediate area.

The additional storey is particularly significant. A two-storey structure will inevitably be more visible and imposing than the single-storey proposal previously considered.

I am concerned that the proposal would introduce a scale and form of development that is inconsistent with the surrounding properties and would erode the established character of the locality.

The Council should therefore consider not only whether the proposed building is acceptable in architectural terms on its own, but whether its **overall scale, height and relationship to the existing property and surrounding buildings** are appropriate for this location.

3. Serious Concerns Regarding the Shared Cesspit and Foul Drainage

I have serious concerns regarding the proposed development's impact on the existing foul drainage arrangements.

1 and 2 Rose Cottage share a cesspit which is located on the land at 2 Rose Cottages. This system already serves the two existing properties and is, in my experience, only just adequate for the current level of use.

The cesspit also **regularly blocks and causes ongoing problems.**

I am therefore extremely concerned about the ability of the existing system to accommodate any additional accommodation associated with the proposed development.

If the proposed extension/annex is intended to connect to the existing cesspit, this could place additional pressure on an already inadequate system. The fact that the proposal has now increased to a two-storey development makes it even more important that the Council establishes exactly how the additional foul drainage will be dealt with.

I respectfully request that the Council require the applicant to clearly demonstrate:

- How foul drainage from the proposed development will be managed;
- Whether the proposed accommodation is intended to connect to the existing shared cesspit;
- The current capacity of the existing cesspit;
- The additional capacity required as a result of the proposed development;
- Whether the existing system has been assessed as suitable for the additional demand; and
- If the existing cesspit cannot accommodate the development, what alternative foul drainage arrangements are proposed.

I do not believe that the additional accommodation should be approved without satisfactory evidence that an appropriate and sustainable foul drainage solution is available.

This is not simply a theoretical concern. The existing system already experiences regular problems, and any additional demand could have a direct impact on neighbouring residents, particularly as the cesspit is located on the land belonging to [REDACTED]
[REDACTED]

4. Impact on Residential Amenity, Privacy and Overlooking

The proposed increase from a single-storey to a **two-storey development** significantly increases my concerns regarding residential amenity.

The additional height could result in increased overlooking of neighbouring gardens and properties, loss of privacy, overshadowing and a greater sense of enclosure.

The relationship between the proposed development and [REDACTED] is of particular concern given [REDACTED] proximity.

A two-storey structure positioned close to the boundary could have a materially greater impact [REDACTED] property than the previously proposed single-storey structure.

There is also the potential for increased noise and disturbance arising from additional accommodation and its use.

I therefore ask the Council to undertake a careful assessment of the impact on neighbouring properties, taking into account the **height, position, windows, orientation and proximity to the boundaries** of the proposed development.

5. Surface-Water Drainage and Environmental Concerns

I am also concerned about the impact of further development on surface-water drainage.

The wider Cliffe area has existing drainage and surface-water management issues. Further development of the site, particularly where it involves additional built footprint, hardstanding or changes to the existing ground, has the potential to increase surface-water runoff.

The Council should therefore be satisfied that the proposed development will not worsen existing drainage problems or increase the risk of surface-water flooding affecting neighbouring properties.

I would ask that the application be supported by sufficient information to demonstrate how both **surface water and foul water** will be managed.

In particular, the applicant should demonstrate that the proposed drainage arrangements are capable of dealing with the additional demand created by the development without adversely affecting neighbouring properties.

6. Cumulative Impact of Previous and Proposed Development

I believe it is particularly important that the application is considered in the context of the **development that has already taken place at 1 Rose Cottage**.

The property has already been substantially extended, and the current proposal would add a further significant two-storey structure.

The cumulative effect of these developments could result in an excessive level of built form on the site and a substantial change to the relationship between the property, neighbouring gardens and the surrounding area.

I therefore ask the Council not to consider the proposed extension as though it were an isolated or minor addition to the property.

The **combined effect of the existing extension and the proposed two-storey development** should be carefully assessed.

7. Planning History and Previous Refusals

I understand that there have been **two previous refusals relating to development at this property**.

Given this history, I believe it is particularly important that the Council carefully considers whether the amended proposal genuinely addresses the concerns that resulted in the previous refusals.

The fact that the current proposal is now for a larger **two-storey development** raises further questions about whether the amended scheme adequately addresses concerns regarding scale, residential amenity, the character of the area, drainage and the cumulative development of the site.

I respectfully request that the Council consider the full planning history of the property when determining the current application.

8. Concern Regarding Future Development and Precedent

I am also concerned about the wider implications of approving a substantial two-storey extension/annex on this site.

Approval could potentially make similar forms of intensive development more difficult to resist elsewhere, particularly where properties have already undergone substantial extensions.

Over time, this could contribute to the gradual erosion of the established character of the village, increased development of gardens and increased pressure on infrastructure and drainage systems.

9. Request for Clear Site and Development Plans

I have reviewed the information available to me online but have been unable to establish with sufficient clarity exactly where the proposed two-storey development will be positioned.

Given the concerns regarding overlooking, privacy, overshadowing, scale and proximity to neighbouring properties, I believe it is essential that the precise position and dimensions of the proposed building are clearly established.

I therefore ask the Council to provide or identify the relevant **site location plan, proposed site plan, floor plans and elevations**, showing:

- The exact position of the proposed development;
- Its distance from the boundaries;

- Its distance from neighbouring properties;
- Its overall height;
- The position and size of windows;
- The proposed access arrangements; and
- The relationship between the existing extension and the new two-storey development.

Conclusion

For the reasons outlined above, I respectfully request that **planning application 20260783 be refused.**

The proposal represents a significant increase in the scale and intensity of development at 1 Rose Cottage, particularly when considered alongside the substantial extension that already exists.

The move from a single-storey proposal to a **two-storey extension/annex** makes the potential impacts substantially greater, particularly in relation to:

- Overdevelopment and the cumulative intensification of the site;
- The scale, height and visual impact of the development;
- The character of the surrounding area;
- Privacy, overlooking and residential amenity;
- The potential for overshadowing and enclosure;
- The capacity and reliability of the existing shared cesspit;
- Foul and surface-water drainage;
- The potential impact on neighbouring properties; and
- The wider precedent for further development in the area.

As the [REDACTED] am particularly concerned that the existing shared cesspit is already experiencing regular problems and that any additional demand could have a direct and detrimental effect on our property.

I therefore ask the Council to ensure that these matters are fully investigated and satisfactorily resolved before any decision is made.

I would also appreciate confirmation of the precise location of the proposed development and clarification of the proposed foul and surface-water drainage arrangements.

Thank you for taking the time to consider my objection. I respectfully ask that my concerns are taken fully into account when determining planning application **20260783**.

Yours faithfully,

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Cliffe, Kent
ME3 8EP