



Date: 18th February 2026

To:

Planning Department
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend, Kent
DA12 1AU

Email planning.reps@gravesham.gov.uk

Subject: Objection to Planning Application to 1 Rose Cottage, Cliffe, Kent ME3 8EP

Dear Sir/Madam,

I am writing to formally object to planning application 20251112 for the proposed construction of a single storey annex adjacent to 1 Rose Cottage, Cliffe, Kent ME3 8EP.

I have looked online but am not able to see whereabouts the Annex building will be erected. Could the council please provide plans of where the annex will be positioned on the site.

As a local resident and neighbour, I have serious concerns about the potential impact of this development on the character of the area, the environment, and the well-being of the local community. My objections are based on the following grounds:

1. Overdevelopment and Impact on Character

The proposed Ancillary annex would represent an overdevelopment of the site and would be out of character with the rural and historic nature of the area. The development would significantly alter the visual appearance of the site and surrounding properties, particularly the neighbouring Rose Cottage, which has important historic value. The introduction of a modern dwelling in such close proximity would disrupt the established character of the locality. I also believe that given the fact that 1 Rose Cottage has already added a large single storey extension to the property. He is exceeding the allowed extension amounts for a property and land of this size.

2. Shared Cesspit and Drainage Concerns

The two cottages, **1 and 2 Rose Cottage**, share a cesspit located on the land at **2 Rose Cottage**. The cesspit is currently just about adequate for the waste produced by the two properties, but it regularly blocks, causing ongoing issues. If

an annex is also to be connected to this cesspit as it does not have the capacity to handle the waste from an additional dwelling. Could the planning department please confirm how drainage is proposed for the new dwelling as it will not be able to connect to the existing cesspit and alternative drainage solutions will need to be considered?

3. Impact on Residential Amenity

Depending on the location of the proposed development it will most likely be in close proximity to neighbouring properties, resulting in potential loss of privacy, increased noise, and the possibility of overshadowing. These factors would significantly affect the quality of life for residents in the immediate area.

4. Drainage and Environmental Concerns

The Cliffe area is known to have existing drainage and surface water management issues. The additional load from a new dwelling and drainage system could worsen these concerns, particularly during periods of heavy rain, increasing the risk of flooding. It appears that the application does not fully address these environmental concerns.

5. Precedent for Further Development

Allowing this application to proceed could set a concerning precedent for further infill or back garden developments in the village, potentially eroding the local character and placing additional pressure on infrastructure and services that are already under strain.

For these reasons, I respectfully urge the planning committee to reject planning application **20251112** in order to preserve the character, safety, and sustainability of our community.

Thank you for considering my objection, and I look forward to your response regarding the proposed drainage arrangements for the new Annex and a plan for the location of it on site.

