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Dear Ms Cue

**Re: Land to rear of Nos. 15-17 Darnley Road, Gravesend, Kent DA11 0RZ.**

### **Background**

Following the expiry of the neighbour consultation period, I note that 2 letters of objection have been received from local residents in respect of the above planning application.

Accordingly, we have been instructed to prepare a full written response to the key issues raised within the comments to assist you in your determination of the application.

We note that although 2 letters of objection have been submitted, these are facsimiles with the exact same concerns and written prose. The issues raised are considered in turn below:

### **Visual Impact and Character of the Conservation Area**

The considered approach to scheme design has been informed by a detailed assessment of the site's constraints and the visual character of the local area.

The application is supported by a detailed character appraisal within both the supporting Design & Access Statement and Paragraphs 4.4 - 4.13 and 6.8 - 6.19 of the supporting Planning Statement prepared by Mialex which demonstrates fully how the external appearance of the proposed development will successfully respond to the local context with Darnley Road conservation area.

Accordingly, the proposal adopts a 'contemporary reinterpretation' design approach which is considered acceptable at this location with the proposal taking significant design cues from the surrounding Edwardian and Victorian character.

The proposed scheme has therefore been designed to ensure compliance with CS19, CS20 and TC3 Local Plan.

### **Construction Disturbance**

Any disturbance as a result of construction will be temporary and is not a material planning consideration that can be taken into account in the determination of the application.

In addition the applicant would be willing to accept the provision of a Construction Environmental Management Plan and Construction Logistic Plan as necessary in order to safeguard the amenity of neighbouring properties during the course of construction works.

## Highways

As set out at Paragraphs 6.30 – 6.34 of our supporting Planning Statement the site lies directly adjacent to Gravesend Railway Station and Gravesend Bus Station providing extremely high levels of accessibility to public transport. We note that Kent County Council Highways team have confirmed within their consultee response that they share this view and are fully supportive of the car-free development in this location.

Accordingly, it is our view that the development will have no material impact upon the surrounding transport network in accordance with Policy CS11 of the Local Plan.

## Future Residential Use of No. 19 Darnley Road

No. 19 Darnley Road has a lawful planning use as a Class E commercial unit, as such planning applications must be considered on the relevant material planning considerations and cannot be assessed on the basis for potential future use of sites not allocated within the Local Development Framework.

## Light and Outlook

As set out in detail within Paragraphs 6.20 - 6.23 of our supporting Planning Statement the proposal has been carefully sited in order to comply with the Gravesham Residential Layout Guidance in order to have no unacceptable impact upon the level of light received, or outlook provided from all neighbouring properties.

## Conclusion

This assessment concludes that the development proposal is acceptable with regard to key relevant planning issues. Accordingly, there is no reason (in planning policy terms) to resist the granting of approval.

Yours Sincerely,



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