

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/12/2025 9:12 PM from [REDACTED]

## Application Summary

Address:	19 The Fairway Gravesend Kent DA11 7LN
Proposal:	Application for a Proposed Lawful Development Certificate; Change of use from a dwellinghouse to a children's residential care home.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

## Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED]

## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application

Reasons for comment:

Comments:

I understand concerns sometimes raised around parking and traffic, so I'd like to clarify how this proposal aligns with national planning legislation and why it should not be a reason for refusal.

Under The Town and Country Planning (Use Classes) Order 1987 (as amended), children's residential care homes for a small number of residents fall within a residential use class that does not constitute a material change of use requiring planning permission. A lawful development certificate is the appropriate route to confirm this status. Objections based on parking or perceived traffic increases should be considered in that context.

In relation to parking and transport, the following points are important:

The use of the property will remain domestic in character, consistent with national planning guidance on Class C2/C3 residential uses. There is no change to the fundamental use of the building that would generate abnormal traffic flows or commercial activity.

The scale of residents and staffing proposed is comparable to a typical family household. There is no increase in dwelling size, no new units, and no intensification beyond what is reasonably expected of a residence of this size, consistent with principles in National Planning Policy Framework (NPPF) paragraphs on housing and sustainable development.

Parking provision for the site meets or exceeds what is typical for a dwelling in this area; the property has dedicated driveway space sufficient for at least two vehicles without obstructing the highway.

Staffing arrangements will not lead to simultaneous shift changes or concentrated arrival/departure peaks. This aligns with the NPPF's emphasis on avoiding severe transport impacts as the threshold for refusal under paragraph 111, which is not met here.

The Highway Authority has not identified any safety issue or evidence of harm from similar residential uses in this neighbourhood. Mere concerns about parking perception do not amount to a substantiated transport safety risk.

I strongly believe that supporting lawful residential uses that provide essential care for vulnerable children is in the public interest and fully consistent with national planning legislation. The peaceful residential character of The Fairway remains intact under this proposal.

For these reasons, I support the lawful development certificate being granted.

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Kind regards