

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/09/2026 7:55 PM from [REDACTED]

Application Summary

Address:	123 Chalk Road Gravesend Kent DA12 4UT
Proposal:	Partial demolition and reconstruction/reconfiguration of existing bungalow, with gable end and rear dormer roof extensions and single storey rear extension, plus demolition of existing garage, creation of new access road and construction of 2 x four-bedroom bungalows and associated cycle, refuse storage and amenity space
Case Officer:	Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Rochester Road Gravesend Kent

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Objection to Planning Application Ref. 20260864
I wish to object to this application due to the adverse impact it is likely to have on neighbouring residential amenity and highway safety.

I am concerned that the scale, height, and positioning of the proposed development would result in an unacceptable loss of daylight and increased overshadowing to neighbouring properties. Gravesham Borough Council's Residential Layout Guidelines SPG2 require residential developments to comply with guidance intended to protect neighbouring occupiers from loss of light and overshadowing.

Given the proximity of the development to surrounding homes, there is concern that neighbouring residents will experience reduced natural daylight to habitable rooms and private garden areas. The application does not appear to provide sufficient evidence to demonstrate that the development fully complies with the Council's adopted guidance or that the impact on neighbouring amenity would be acceptable.

The proposed site access would be positioned in a particularly constrained location on Chalk Road, close to the junction with Rochester Road (A226). This part of the highway network is already subject to a range of traffic-related

pressures, including relatively high vehicle speeds, regular bus services, heavy goods vehicle movements and significant levels of general traffic. The introduction of several new dwellings would inevitably generate additional vehicle movements, adding further pressure to an area where highway conditions are already challenging.

A significant issue is the lack of clear evidence demonstrating that the visibility splays required for safe access can be both provided and safeguarded in the long term. Given the restricted nature of the site and the close relationship between the proposed access and the nearby junction, it remains unclear whether the visibility standards normally required by the highway authority and relevant national guidance can be consistently achieved.

The development would also introduce a new point of access at a location that effectively marks the change between the faster-moving traffic environment associated with the A226 and the more residential setting of Chalk Road. The additional turning and manoeuvring movements generated by the proposed development would increase the potential for interaction between site traffic and vehicles already travelling along the highway. As a result, concerns remain that the proposal could give rise to an increased risk of conflict, with implications for the safety of drivers, cyclists and pedestrians using the area.

Furthermore, the constrained nature of the proposed access route gives rise to concerns regarding:

Vehicle manoeuvrability within and around the site;

The ability to accommodate safe two-way vehicle movements;

Potential obstruction of Chalk Road by waiting or turning vehicles;

Pedestrian safety, particularly for children, older people and those with mobility impairments;

Driver visibility when entering and exiting the site; and

Safe and unhindered access for emergency vehicles.

The development is also likely to increase pressure on existing parking provision in the area. Additional demand for parking may lead to overspill parking on surrounding roads, causing obstruction, reducing visibility and exacerbating existing congestion problems. This would further undermine highway safety and the efficient operation of the local road network.

In the absence of detailed and compelling evidence proving otherwise, there remains a reasonable concern that the proposal fails to provide a safe and suitable access for all highway users and would therefore be contrary to national planning policy objectives relating to highway safety and sustainable development.

For the reasons outlined above, I believe the proposal would result in unacceptable harm to neighbouring residential amenity through loss of daylight and overshadowing, while also creating significant highway safety, access and parking concerns. I respectfully request that the Council gives substantial weight to these issues when determining the application and refuses planning application.

Kind regards