

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 8:07 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] Chalk Road Gravesend Kent

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I am writing as a neighbouring resident to object to planning application 20260864 for the construction of two dwellings within the rear garden of 123 Chalk Road. My primary concern is that the proposal constitutes an inappropriate form of backland development that is out of keeping with the established character of the area. The surrounding locality is predominantly characterised by properties fronting the public highway, and the introduction of two substantial dwellings behind an existing frontage property would create a cramped and intrusive form of development that fails to respect the established pattern of the area. The proposal would also result in a significant loss of privacy for neighbouring residents. Due to the elevated position of the site and its relationship with nearby properties, particularly those in Chalk Road and Villa Close, the proposed dwellings would create direct overlooking of neighbouring homes, gardens and outdoor amenity spaces. The level differences between properties would exacerbate these impacts and make the loss of privacy more severe than may be apparent from plans alone. In addition, the scale, massing and positioning of the proposed dwellings would have an overbearing impact on neighbouring properties. Residents would
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experience a loss of outlook, increased enclosure, visual intrusion and potential loss of daylight. The development would materially diminish the residential amenity currently enjoyed by surrounding occupiers.

I am also concerned about the proposed access road and parking arrangements. The access road would pass immediately adjacent to existing homes, introducing vehicle movements, noise, headlights, vibration, fumes and general disturbance close to neighbouring dwellings and gardens. Parking spaces located alongside residential boundaries would further intensify activity and reduce the quiet enjoyment of neighbouring properties.

There are also significant highway safety concerns. The proposed access is located close to the junction of Chalk Road and Rochester Road, where traffic conditions are already challenging due to vehicle speeds, buses, heavy goods vehicles and other road users. The development would increase turning movements and vehicle activity at this sensitive location.

Of particular concern is the absence of clear evidence demonstrating that adequate visibility splays can be achieved and permanently maintained. Given the site's constraints and proximity to the junction, there is considerable doubt that safe access can be provided. The proposal also raises concerns regarding vehicle manoeuvrability, safe two-way traffic movements, potential obstruction of Chalk Road, pedestrian safety, driver visibility and access for emergency and service vehicles.

Finally, I am concerned that insufficient ecological information has been provided. Significant clearance works have already taken place on the site, and it is unclear whether the impacts on wildlife, protected species and biodiversity have been fully assessed. The application does not appear to adequately demonstrate how biodiversity requirements will be met.

For these reasons, I believe the proposal would result in:

- Inappropriate backland development;
- Harm to the character and appearance of the area;
- Overlooking and loss of privacy;
- Loss of outlook and residential amenity;
- Noise and disturbance from the access road and parking areas;
- Highway safety concerns; and
- Insufficient ecological information.

Taken together, these impacts would cause significant harm to neighbouring residents and the surrounding area. I respectfully request that planning permission for application 20260864 is refused.

Kind regards