

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 28/04/2024 7:26 PM from [REDACTED]

Application Summary

Address:	Northfield House Wrotham Road Meopham Gravesend Kent DA13 0AQ
Proposal:	Demolition of existing garage and outbuilding and the erection of a detached 3 bedroom dwelling and outbuilding to form home office and gym, with erection of a 3 bay garage in the garden of Northfield House.
Case Officer:	Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Wrotham Road Meopham

Comments Details

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

Reasons for comment:

Comments: Planning Application: Reference 20240296 relating to Northfield House

Dear Mrs Parkin,
We are writing to object in the strongest terms to the above planning application.

Our reasons are as follows:

1. The house design itself is totally out of keeping with other properties in the neighbouring area. The architects Design and Access statement says that existing properties are a mix of styles. This clearly not the case as all are wide and either detached or semidetached with only slight differences in design. What is proposed is not in keeping with similar styles and the proposed house is clearly narrow and long giving the impression that it is squeezed in between the existing 2 properties. I cannot see how there is room for the service road to the rear parking and even if there is adds further to the feeling of squeezing in a property. This overall will also give an unacceptable high density of buildings on the stretch of local road which at present gives the feeling of open space. This is a rural location after all.

2. The proposed property will, despite the design document claims, will be [REDACTED] It also appears to be higher than our property especially at the rear as the land on the Northfield House is elevated to that of ours.

3. In addition, being 'squeezed' into the space between the 2 existing properties, it will create unwanted and unnecessary additional noise with the proposed parking and disturbance to what is a tranquil and rural area. An office and gym at the end of the garden would indicate that it will be used for some commercial activity which one can assume will mean additional traffic by way of visitors? In any case a gym/office will create extra noise and disturbance to us and also to a rural village location.

4. I note that bins are to be located [REDACTED] This will

attract rats and other unwanted pests further disturbing the current tranquillity of the area. There is already an area used previously for garden refuse on the plot which causes awful smells as it rots. Bins will create additional propensity for unwanted environmental disturbance.

5. The plans also will be using much of the open garden space which will have a dramatic change on the local environment and wildlife if car parks, service road and outbuildings are built. It is worth noting that a big and old tree, several hundred years old, has just been cut down that was in the garden of Northfield House. This appears in the plans previously submitted under reference 20070988 and yet is conspicuous by its absence in these proposed plans. One can only assume that it has been cut down in anticipation of the proposed plans being passed and was done so just prior to these plans being submitted. The removal of the tree has substantially changed the local environment and has been done at a time when birds will be nesting. Please can you check to see if permission was required and a replacement tree to return the local area to its rural feel would be a must? I cannot locate any planning request and can only assume that none was made. The service road proposed goes over the trees position.

6. Please note that we see bats on occasions in the evenings, and have done since the last application for development was made. The removal of the tree and proposed development have had and will have a detrimental affect on local wildlife.

7. The parking proposed at the front of the property will be [REDACTED]
[REDACTED] This will create issues of additional noise and pollution with cars [REDACTED] As the property is directly opposite the village community facilities, including the secondary school, increased parking and traffic will cause additional danger to children arriving and leaving the school. Parent park up a substantial part of the A227 to drop off and collect their children.

Kind regards