

Objection Ref 20251081

Application for a Proposed Lawful Development Certificate, Change of use from a C3 to a 3A.

7 The Turnstones Gravesend Kent DA12 5QD

Dear Sir/Madam,

I am writing to record my **objection** to the above proposed application.

I am **objecting** for the following reasons:

Impact on Neighbouring Amenity-

As the application proposal details 24- hour wrap around care I have concerns on potential nuisance noise and general disturbance for all existing surrounding residents. Our back garden backs onto the garden of 7 The Turnstones and so with noise and alarms day and night we would lose the use of our garden and inhabitants in the neighbouring garden during the day would cause a loss of Private amenity. Stated in the Kent Police letter dated 7th November 2025, resulting from the proposed 24- hour care, there would be activity early morning as well as late evenings in a quiet, residential cul de sac. We request that an Impact assessment is conducted to detail how noise levels will be mitigated in this quiet residential area. Currently the property is not secure as shown in the photos submitted to Ms Lisa Fisher at Gravesham Planning Department.

The trees also once subtracted from the outdoor garden space making a false representation of living space available to comply with the National space Standards. Currently the bungalow is 4 bedrooms with plans to change the use of one bedroom to a study. This would not be in line with planning permission enabling staff and residents to have separate bedrooms. Most safeguarding principles rely in 2 staff supervising the overnight stay. I refer to Kent Police letter highly recommending *“24 hour care and staff to carry personal attack alarms as well as wearing body cameras”*.

There is a public footpath running along the side of the property, which is also a school cut through. It is also next to an existing child's playing field and being approx 900 yards from a local Secondary school.

Traffic and Planning Issues- Fear of increased vehicle movements from staff, visitors, and service providers. This goes against a typical family dwelling and is beyond what is considered `normal` for a residential area. The cul de sac has narrow roads with no public footpath outside the front of the bungalow and limited parking. As this property does not have adequate parking to accommodate this, parking would be forced onto the highways and would add to an already congested road where school children walk past.

The properties Deed Of Covenant clearly states “that one house is for the sole use, one family per plot”.

Noise and Disturbance-Concerns that the care home will generate more noise than a typical family residence ,disrupting the quiet character of the area.

This goes against a typical family dwelling and is beyond what is considered `normal` for a residential area.

Character of the Area- The Care home is not “domestic in Nature”. It is defined as both residential and commercial.

Loss of Family Housing – There is a demonstrated, nationwide shortage of Bungalows in Gravesend due to high demand and the local markets strong demand but overall housing delivery with families seeking single – level living. This would result in a loss of a family home.

Property Suitability- I have nearly 20 years experience working with vulnerable young people and part of my role is risk assessment. The property at 7 The Turnstones is not suitable and is a Safeguarding risk:

The bungalow would not meet the National space standards to meet the minimum bedrooms as the staffing / resident scale proposed is not in line with the 4 bedroom property. One of which bedrooms is stated on the plans to be converted into an office. This would not be in line with planning permission enabling staff and residents to have separate bedrooms. Most safeguarding principles rely in 2 staff supervising the overnight stay. I refer to Kent Police letter highly recommending *“24 hour care and staff to carry personal attack alarms as well as wearing body cameras”*.

The trees also once subtracted from the outdoor garden space making a false representation of living space available to comply with the National space Standards.

Inaccuracies on plans- The plans are not a fair representation of the tree planting and are misleading. The trees shown on the plans are in 18 The Sandpipers and are not a true representation as there are mature trees along the back and side boundary fences as well as heavy planting inside the back garden of the bungalow on the land of 7 The Turnstones. This includes a native mature Silver Birch tree. These trees would be a severe hazard for young vulnerable residents. Some are approximately 25 foot tall and have never regularly been cut. On previous applications Tree surveys have been requested. Kent Police letter submitted ***states “we advise boundary treatments to be a minimum of 1.8m in height with support beams facing inwards”***

Kent Police also states that ***“it is essential that there is no unauthorised access to the rear and side either via the side access route or neighbouring Premises”***. The boundary fences are not secure. Photographs submitted to the Planning Department.

The plans are inaccurate as they do not show the change of level of land. The back rear garden of the bungalow slopes downwards towards the neighbours (no 18) owned boundary fence. Behind this fence is further sloping banks. These have been highlighted on previous planning application since 2011.

Previous tenants renting the 7 The Turnstones trashed the bungalow throwing internal doors and fixtures and fittings into the garden of 18 The Sandpipers. When I rang Mr Randhawa he showed no duty of care and offered no compensation for our broken fence or offered any support and I was told “just to throw the internal doors and items back over the fence”.

The Design and Access statement states that the bungalow has been previously extended with a single storey extension . This is incorrect and misleading as the bungalow has a deteriorating glass conservatory constructed before 2007.

Informed Due Process-

No residents have been informed of the intended Change of use and an application summary has not been displayed outside the property. The portal shows the application was shown as received on 21st October 2025. No letters have been sent to residents or notices displayed outside the property of 7 The Turnstones.

Mr Randhawa has never lived in the bungalow and historic antisocial behaviour is documented by Kent Police against this bungalow. As a landlord he showed no duty of care to any of the residents in this area.

Conflict of Interests- I have been informed that [REDACTED] occupation is advising Kent Police. By changing the use of the bungalow and connection by association to the Care Home, it would be a conflict of interests as he would financially gain from it and it wouldn't be in the best interests of the residents.

Yours faithfully,

[REDACTED]



