

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/03/2025 4:07 PM from [REDACTED]

Application Summary

Address:	St Josephs Convent Of Mercy Hillside Drive Gravesend Kent DA12 1NY
Proposal:	Change of use of surplus convent buildings into two 6-bedroom townhouses, demolition of existing single-storey extensions to the west and construction of a 2-bedroom attached chalet bungalow, reorganisation of the convent car park and alterations to create a front entrance, erection of two single-storey bays to the rear elevation, dividing up the existing garden, and forming a new driveway to access the gardens to the rear.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Hillside Drive Gravesend

Comments Details

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

Reasons for comment:

Comments:	Please note the following objections: (1) Submission of the recent planning application 20250136 (4 x 4 bedroom houses) is clear evidence that the layout and density of the 2 bedroom bungalow in this application is overdevelopment of the area. The property is not consistent with the character and size of all other existing and proposed future developments on the road. The property is too small and not consistent with the area. The space could be better used as garages or parking to support the other 2 properties in the application to alleviate parking congestion. The proposed bungalow does not preserve the character and appearance of the the area given it's location/attachment next to two six bedroom houses proposed. Opposite and next door are properties with at least 4 bedrooms which is the theme throughout Hillside Drive. The planning application documents state 'The sisters wish to retain and lease out the bungalow; the plan is that it will in the future serve as their home when the downsized convent becomes too large for the remaining community'. The convent has been redeveloped under planning application 20230934 to provide, I quote, 'improved accessibility, comfort and amenity for the sisters to enable them to continue to live and work independently'. Given the bungalow's smaller size, compact layout and fewer amenities (e.g. no lift, no large entrance to property to cater for elderly) it will not provide at least the same level of 'improved accessibility, comfort and amenity for the sisters'. Therefore once again, there is no need for this 2 bedroom development, it seems to be squeezed into space to maximise monetary gain and there is no guarantee it will ever be used by the sisters. (2) No other property on the road has a driveway to access their rear gardens. This is a unique identity of Hillside Drive. The proposed new driveway threatens
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this uniqueness and therefore does not preserve the character and appearance of the area. The recent application 20250136 (which caters for an additional 16 bedrooms in total i.e. 4 x 4 bedroom houses) has no proposal for a driveway to access rear gardens, so why is it needed under this application where there are fewer properties and almost the same number of bedrooms in totality (additional 14 bedrooms). A new driveway is a reduction in greenspace and provides a platform to increase carbon emissions.

Further the rear driveway results in the bungalow having 2 parking spaces in total, whereas the other 2 (6 bedroom) properties have 3 spaces each in total. The new recent application 20250136 has 2 spaces per 4 bedroom house. Based on this evidence of 1 space = 2 bedrooms, then the bungalow parking would seem excessive.

(2) Pedestrian safety - there is currently no footpath for pedestrians on Hillside Drive, a very narrow road with no street lighting where there is no space for 2 vehicles to comfortably pass each other at the same time. An 18% increase in the number of properties (currently 17 plus 3 proposed under this application) on the road will increase traffic which increases the risk to pedestrians and cyclists. Safety and risk reduction should be of paramount importance for the elderly Sisters and other residents on the road.

Kind regards