

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 04/04/2025 9:55 AM from [REDACTED]

Application Summary

Address:	The Red House Wrangling Lane Luddesdown Gravesend Kent DA13 0XF
Proposal:	Application for an Existing Lawful Development Certificate for two existing outbuilding.[cr]
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Wrangling Lane Great Buckland

Comments Details

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

Reasons for comment:

Comments:	The new outbuilding being used as kennels is not on the site of an existing building - I have lived here for eight years and there has been no building there during this time. The black garage is on the site of an existing single storey garage though. I don't believe this kennel building is appropriate development - apart from being a completely new building, in an AONB any outbuilding over 20m from the house should be no more than 10 square metres, and this does not comply. A certificate of lawful development should not be issued here as there was no building on the site 4 years prior to 25.4.24. There are other issues with the development too, particularly in relation to night time light levels. I note that the bat survey recommendations were for reduced external lighting to benefit nocturnal wildlife, but where there was no night lighting previously there is now an excessive quantity of outside lights causing light pollution. The AONB position statement and good practice note states 'all artificial external lighting within its borders, or within the setting of the AONB, should be muted, screened, and the minimum required.
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Kind regards