

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 30/04/2024 4:10 PM from [REDACTED]

Application Summary

Address:	219 Wrotham Road Gravesend Kent DA11 7LL
Proposal:	Change of Use from Class C3 (A) Dwelling house to a Class C2 Childrens Residential Care home.
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

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

Comments Details

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

Reasons for comment:

Comments: Formal objection to proposed change of use of Class C3 (A) Dwelling house to Class C2 Children's residential home.

The property in question is a semi-detached property on a major route for emergency services and HGV's at ALL hours, police convoys/anti-terror team accessing the policing college via the road at high speeds with sirens, it's not only the speeding and noise concerns, but also the air pollution it produces, constant flow of fast traffic. I fail to see this being a safe home for children, it would be far better situated in a cul-de-sac, no traffic, detached home, and adequate parking, parking on this road is already inadequate.

This Change will impact the value of homes, the presence of a children's residential home in the neighbour-hood will have a negative effect on property values as buyers will be deterred by the change.

Children's homes are associated with increased noise levels, this will disrupt the peaceful nature of the neighbourhood, especially for those who work from home, it will cause increased stress and anxiety levels, residents will not be able to enjoy the homes they have lived in for a considerable amount of time.

I am concerned about the inevitable anti-social behaviour in the area, and a change of character. This could include frequent police visits to deal with issues which the carers are unable to resolve, the need for staff to be wearing panic alarms supports my worry.

In addition, the property in question is totally unsuitable. A semi-detached, 3 bedroom house, with a small rear outside space with off road parking for 1 vehicle - situated in the worst position in the street, on the busy junction of New House Ln and Cross Ln West. This property in particular is prone to heavy noise pollution, such as thumping music at night/day, revving engines at the lights etc etc. The house being semi detached has neighbours sharing the same walls, the noise that will come from this children's home will be unacceptably detrimental on

the neighbours attached.

The property in question has also breached the below planning regulations:

Oversized loft extension which has also altered the appearance of the front elevation.

Overuse of an existing access point (driveway for one vehicle, is used for multiple cars, plus motorcycles) on a classified road, also no planning permission to install a very noisy set of electric gates on a classified road.

How the current owner of the property in question has the audacity to apply for this radical change of use but cannot even adhere to simple planning regulations is very concerning.

The (incomplete) Elizabeth Huggins Cottages development, the initial planning application was for a smaller number of homes, the plans then changed numerous times, increasing the amount of homes/capacity of the estate, consequently causing more traffic in the area, and not to mention the rather large expansion of St Georges School too. Both using the junction to gain access and causing school visitors and Elizabeth Huggins residents to park on Wrotham Road and surrounding roads, due to inadequate parking on their sites in this already heavily populated area and also having the entrance to a school on a double parked, single track road (namely Meadow Road) with no passing points, which already causes absolute havoc and confrontation as the school is also an out of hours sports hub with all-weather football pitches, again more traffic.

This application for 219 Wrotham Road will follow in exactly the same direction, the C2 umbrella covers far too many options. The occupier has filed for easiest option to get the ball rolling, which then gives them potential to expand the use to the many other categories under the C2 option. Initially, it will be for a home for 3 children, a few months down the line, the occupier will increase the number of children, and then want to erect an extension to accommodate that, and then want to change it to a training centre/nursing home/college, and further change the appearance of the house. All triggered by this first application for the children's home.

This application is to gauge public opinion to see how far this can be pushed in the future.

I strongly recommend the council reject this application.

Kind regards