


I OBJECT TO THE PLANNING REFERENCE 20251108 AS A NEIGHBOUR OF 32 Lewis Road, Istead Rise, Gravesend, Kent, DA13 9JG.

REFERENCE 20251108 - Demolition of existing two storey detached dwelling known as No 32 and the erection of a replacement two storey dwelling and an additional two storey dwelling to be known as No 30.

IMPACT ON NEIGHBOURING PROPERTIES AND PRIVACY

The proposed development by virtue of its siting and its extent of projection beyond the rear elevation of the neighbouring property,  Lewis Road, and its positioning alongside the rear garden as well as the windows proposed in the facing flank elevation would result in overshadowing, overbearing, be overly dominant and overlooking to this property.

As such, the proposal would be harmful to the amenity and privacy of the existing and future

occupiers of the neighbouring dwelling and it is therefore contrary to Policy CS19 (Development and Design Principles of the Gravesham Local Plan Core Strategy (2014) and Paragraph 130(f) of the National Planning Policy Framework (2021/2023).

ACCESS TO PASSAGEWAY AT REAR OF THE LEWIS ROAD BUNGALOWS 22,24,26,28 AND ELWILL WAY BUNGALOWS 1,3,5,7,9,11,13,15.

The Proposed Site Plan 1325.WD.02B for 32 Lewis Road shows the existing single storey garage with a garage access and turning area in the back garden. There is no vehicular access from the back garden to the front driveway for entry / exit onto Lewis Road .

There is currently a metal fence along the length of the North rear garden boundary of 32 Lewis Road adjoining the rear passageway (shown as Existing rear private vehicular access on the plan). The removal of this fence to gain vehicular access to the rear passageway is not permitted, refer Land Registry K47189 (attached) that only permits access to the rear passageway to the bungalows in Lewis Road (22,24,26,28) and Elwill Way (1,3,5,7,9,11,13,15).

