

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/06/2024 10:49 PM from [REDACTED]

Application Summary

Address:	173 Singlewell Road Gravesend Kent DA11 7QA
Proposal:	Erection of an attached dwelling house. Erection of a single storey rear extension with two roof lights to existing dwelling house. Erection of double garage to rear of site.[cr]
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Dennis Road Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:	The 'reduced scale' plans submitted which now show the double garage being rotated 90 degrees, removal two dormer windows from rear elevation of the existing house, increasing the distance between the flank wall of the propped dwelling Dennis road from 3ft to 4ft and reducing the rear extension to a 'modest 3m', does not change the facts of why this proposed development is completely wrong for the corner of Dennis Road and Singlewell Road. The following factors still remain, as to why this application should not be permitted. - The title deeds to the property have a restrictive covenant on them stating there should only be one dwelling on this plot. (The owner / developer is aware of this as I sent DAC Architects a copy in 2021.) - The 2021 application showed plans of the flank wall and the Dennis Road boundary of only 2ft. (700mm). As the Title Deeds state, there should be a 20ft gap from the existing property and Dennis Road, and this is how it should remain. Page 3 of Design & Access statement 2024 - "The width of new dwelling has been reduced to increase the space between the flank wall of the dwelling & the footpath. The distance now varies from a minimum of 1m (3 feet 3 inches) to a maximum of 1.33m (4 feet 4 inches)." By reducing the width in this application by only one foot, is hardly a sufficient amount. - In April 2023, an application to build a new gym / games room, a garden office, a garden store / workshop, a garage for domestic vehicles, a garden shed for gardening equipment, and a bin store covering practically covering the whole garden was refused. How do we know that the proposed 'double garage' at a height of 4.5m at its apex, won't be used for these facilities?
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- This oversized double garage would block out the light

. It would also have a detrimental effect on the aesthetics of Dennis Road at this end.

- The new garage position is now even nearer twice as high as the existing one, and twice the width. And why is the applicant proposing a pitched roof when all other garage roofs in the area are flat?

- The corner of Singlewell Road and Dennis Road are an accident black spot. So much so, that since the applicant's 2021 submission, double yellow lines have been placed around the whole of this corner. How would construction vehicles be able to stop and unload on this already dangerous corner?

- The large garden is a haven for wildlife and acts as a 'natural sponge' when it rains. The case for bio-diversity within planning has got stronger recently. How is the applicant going to attain the 10% net gain of soft landscaping and protect the natural diversity of the garden if he wants to turn it into a building site and build a double 4.5m high garage?

- The garden is currently 75sqm, and the new proposal would give the garden an area of 60sqm, therefore losing 15sqm of open green space.

- There IS a WW2 air raid shelter in the garden. Not an 'assumed' one as labelled on the architect's plans. I have seen the entrance with my own eyes.

- The developer / applicant is letting this corner of Singlewell and Dennis Road deteriorate, with the overgrown trees and dilapidated fence. Is this a deliberate act so that GBC think the area does need 'developing'?

- The developer / applicant only purchased no.173 under the assumption they'd obtain planning permission to build another dwelling right next to it. They don't currently live in the existing house. They should cut their losses and admit defeat (especially even after the Planning Inspectorate refused planning permission too. It should be sold to a family who will give the property the TLC that it needs, and be bought back to life with the large garden and the corner left as an open space, as not to create a 'corridor' effect on Dennis Road.

Kind regards