

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/09/2025 4:25 PM from [REDACTED]

Application Summary

Address:	Lenton Garth Racefield Close Shorne Gravesend Kent DA12 3EL
Proposal:	Demolition of existing dwelling and erection of a self-build detached 5 bedroom dwelling with detached garage forming garage, gym, workshop and store, erection of fence to boundary and associated landscaping.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Shorne Gravesend

Comments Details

Commenter Type:	Consultee
Stance:	Customer objects to the Planning Application
Reasons for comment:	

Comments:

I object to the proposed application for the following reasons:

- 1) The proposal is far too imposing and excessive in size for the size of the plot. The new property would be 3 stories with windows on every level and all elevations with the addition of solar panels imposing on the properties to the rear. It would overlook smaller surrounding properties. The current property is 2 storey with a shallow roof and the new property would be much higher than existing.
 - 2) The level of glass in the property is excessive.
 - 3) Access to the site is gained via a narrow single lane between existing properties in Racefield Close. Access is already dangerous on entry and exit from this lane into the main part of Racefield Close and not suitable for the volume of construction traffic that this proposal would require. There would be excessive noise and dust pollution for the surrounding properties. Any agreement should contain strict conditions of freight size/volume and hours of access.
 - 4) The proposal states a new dwelling of 5 bedrooms but it is actually 6 bedrooms with each one having its own ensuite. In total 7 bath / cloaks - the services to this area are troublesome already without this additional strain on supply.
 - 5) The proposed garage is large but actually only provides space for a single car with the space used for a gym/ workshop and additional cloakroom. This garage should not exceed the height of the nearby council garages as would be imposing on the surrounding properties. Conditions should also be imposed regarding use as per application 20230332 advising that can never be used as a dwelling or business space.
 - 6) With 6 bedrooms, the volume of potential increase in traffic levels from this lane is unacceptable. Is there sufficient parking.
 - 7) Any night time and security lighting from a property of this size would likely encroach on the privacy of the surrounding properties and on the current dark skies experienced in this part of Shorne.
 - 8) I question why there is a need for a property of this size and future use should be considered.
 - 9) Any conditions previously imposed per application 20230332 should also be considered here.
-

Kind regards