

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 06/06/2024 8:57 PM from [REDACTED]

Application Summary

Address: 12 Old Road West Gravesend Kent DA11 0LJ

Proposal: Application for a lawful development certificate for the change of use from change from C3(a) to C3(b) for the use of the dwelling as a dwelling house providing care.

Case Officer: Ms Rebecca Harrison

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Old Road West Gravesend Kent

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

I object to the proposed change of use of 12 ORW. The property is not suitable for conversion to a dwelling house providing care.

My main objection is that the parking controls within this part of ORW mean that no parking is permitted on the road whatsoever between 8:30 and 18:30 mon-sat. When parking is available on the single yellow line, it requires the driver to mount the footpath so as to not impede traffic. Old Road West is a very busy road with heavy traffic at all hours. Parking for long periods, as would be required by the staff both residing and working at the property daily, outside would not be possible. Parking for this property can be found in zone TC05 during control periods (for residents). It should be noted that TC05 covers the streets South of ORW and not the side of the street where 12 ORW sits. It's not clear where the applicant intends for staff who are not resident (and would not qualify for a residents permit) to park. Parking in TC05 is already oversubscribed and adding the several vehicles staff would need to use would cause additional strain. Given the permanent daily need for multiple staff on site, parking must be considered as a key provision.

Further the application makes reference to 20230666 as a similar proposal. But that application was for a property with significant off street parking, on a quiet cul de sac with a garage. It's clear that this is not a reasonable comparison and that the properties are materially different.

It is noted that application 20210964 (a property on the same street with similar traffic conditions) was rejected by the council in 2021 on the basis of traffic concerns. There are strong similarities to this case here.

Further the application is poorly presented and contains inaccuracies. Most notably, the property featured on the front page of the application isn't 12 ORW, it's 10 ORW. The references to similar applications are not comparable as there are significant material differences to the properties and use. The application notes other cases but fails to clearly show how they apply to this application. This indicates a lack of care within the planning application and is a cause for concern.

Kind regards