

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/08/2024 5:52 PM from [REDACTED]

Application Summary

Address:	Land To Rear Of 28-30 Sun Lane Gravesend Kent DA12 5HG
Proposal:	Demolition of outbuildings and garage and erection of a 2 bedroom detached dwelling within the garden curtilage.
Case Officer:	Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Sun Lane Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Objection to planning application reference: 20240671 The application relates to the land to the rear Of 28-30 Sun Lane Gravesend Kent DA12 5HG Gravesham planning records show that planning permission was granted, ref: 20050498, for Erection of part two storey and part single storey side and rear extension to form a lounge and kitchen/dining room at ground floor level with three bedrooms and ensuite bathroom/wc at first floor level. On 11.08.05 This resulted in the removal of side amenity space for the property and virtually doubled the size of the property. A further planning application, ref: 20130771, for Erection of first floor rear extension to form an enlarged bedroom was approved on 23.10.13. Therefore allowing further enlargement of the property. The neighbouring property, number 30, was later acquired by [REDACTED] and occupied by a family member. The rear gardens of both properties were combined by the removal of boundary treatments, in effect creating a single family unit. A further planning application, ref:20201259, for Demolition of outbuildings and garage and erection of a three bedroom detached dwelling was submitted on 09.12.20 and was refused on 02.02.21. The subject planning application, ref: 20240671, for Demolition of outbuildings and garage and erection of a 2 bedroom detached dwelling within the garden curtilage was submitted on 22.07.24 and is, basically, a resubmission of the failed 2005 application. The application would result in over intensification of the two residential properties, the lack of amenity space for both existing properties and the
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proposed property, and lack of privacy for neighbouring properties

I object on the following grounds:

- The proposed dwelling will result in a cramped over-development of the site that would be out of keeping with the character and appearance of the layout of the residential properties in the surrounding area. The proposal is therefore considered to be contrary to the requirements of Policies CS14, CS15 and CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 117, 122, 124, and 127 of the National Planning Policy Framework 2019.

- The proposed dwelling will result in an unacceptable and cramped amenity space for future occupiers, who would also be likely to experience unacceptable levels of overlooking and dominance from the close presence of Nos. 28 and 30 Sun Lane. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 127f of the National Planning Policy Framework 2019.

- The proposed dwelling will result in an unacceptable loss of light and overshadowing to the existing properties at Nos. 28 and 30 Sun Lane due to the lack of space between the properties, and would have an unacceptable and overbearing impact that would also result in overlooking and loss of privacy to neighbouring gardens. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 127f of the National Planning Policy Framework 2019. Gravesham Borough Council

- The proposed dwelling will result in the removal of the rear car parking provision for Nos. 28 and 30 Sun Lane, and in the absence of information to demonstrate that adequate parking provision will remain, the development will result in a shortfall in parking space for the existing properties, which is likely to have an adverse impact on on-street parking in the area. The proposal is therefore considered to be contrary to the requirements of Saved Policy P3 of the Gravesham Local Plan 1994 and Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Kind regards