

Comments for Planning Application 23/02604/HOUSE

Application Summary

Application Number: 23/02604/HOUSE

Address: 7 Valle Gardens Leigh Kent TN11 9FA

Proposal: Double storey side extension consisting of an attached garage and 4 new rooms, replacing existing car port. New doors added to snug.

Case Officer: Stephanie Payne

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The current residential structure on the property includes a ground floor with a kitchen, W.C., and lounge, and a first floor with three bedrooms, a bathroom, and a shower room. The existing parking setup consists of a car port and two tandem parking spaces directly in front of the car port, allowing parking for three vehicles, though these spaces are not individually accessible.

The proposed two-story extension aims to significantly expand the residential dwelling. The ground floor will feature a kitchen, W.C., lounge, and a snug, while the first floor will have five bedrooms, two bathrooms, and a shower room. The parking arrangement will undergo significant changes, including the removal of the car port to make way for the snug. Additionally, a garage will be built in place of one parking space, leaving one space available for parking.

The inadequate parking space would necessitate residents to use visitor parking bays directly opposite. It's important to note that it is against the properties' development covenants to leave residents' cars in visitor bays for more than 24 hours. If the residents plan to monopolize the visitor parking at the development, visitors will be forced to park along the road, which not only inconveniences them but also affects the overall accessibility and would pose difficulties for delivery drivers, postal services, and particularly the bin lorry on a regular basis. It would also create challenges for emergency services should the need arise when trying to access our property along Valle Gardens.

Another concern is that one of the new residents at the property requires the use of a disability vehicle that needs constant access to its rear. This is essential for the individual to get into the vehicle comfortably. This requirement clearly necessitates extra space to be provided for parking. If parked on the driveway after the extension, it would force the individual to access the vehicle

from the road, which is not safe or practical.