

Luddesdown Parish Council

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By Email

29th March 2021

Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Alison

Re : 20210249 – Tranklyn, Wrangling Lane, Luddesdown Gravesend Kent DA13 OXF

Further to a Parish Council discussion, below are the Councillor's comments on the above planning application :

We note that the building will appear far larger from the road, being 2 storey instead of the existing 1 and moving forward on the plot increasing the developments impact on the AONB as viewed from the road and right of way. However, we make no specific objection (as we are non-expert in the field) but we would like the officer to note and rule on the following placing suitable conditions on any approval granted:

- Increase in floor area is 50%, is this within current guidelines?
- The provisions for foul sewage have not been stated should this not be defined prior to approval?
- There is no statement about the disposition of the existing buildings once the development is complete (should they be forfeit and should this be a condition of approval)?
- Will this development be followed up with a request for permission to build a garage for the vehicles associated with it? Should this not be dealt with at this juncture in order to evaluate the overall impact on the AONB?

Yours sincerely

Jo Barker
Clerk – Luddesdown Parish Council