

Dear Lisa Fisher

*I am writing to object to Application 20251255 on the following grounds.*

*The previous approval to convert what was a three bed family home needed layout gymnastics to give 6 bed spaces. This property has reached its maximum potential already. Further permitted bed spaces will generate more traffic and further requirements for services including waste removal.*

*The application suggests that there is an access to the property from the lane to the rear of the properties in Coombe Road. There is no access shown on the proposed plans and red line ownership plan submitted shows no right of access over the lane to the rear. The access from 50 Whitehill to the lane was created during the construction of the extensions to 50 Whitehill Road in 2025 and has never been used by this property or other Whitehill Road or Laurel Avenue to my knowledge till this date. The lane itself is used on very rare occasions by the owners of the properties on Coombe Road. I would question the legal right to use this lane by 50 Whitehill Road and proof should be supplied.*

*The applicant is seeking approval to place bike stores and bin stores in the garden of the property but nowhere do they suggest how these are actually to be used by individual residents apart from the suggestion of the provision of a Management Plan. Will one resident be in charge of taking the bins out and in or will this be unsupervised and the owner will rely on the letting policies presented to residents. A walk from Whitehill Road down to the town centre at the lower reaches of Parrock Road requires you to dodge wheelie bins. The lane to Coombe road is never mentioned as an access specifically for bins or bikes in the application The lane to the properties of Coombe Road is totally unsuitable for movements of this kind and if any bins stores or bike stores are approved it must be explicitly placed in any Management Plan that bins and bikes cannot be taken through the lane and that they should taken through the property to Whitehill Road as the other residents of Whitehall Lane do currently. There is also a potential security risk if this becomes used on a regular basis - at present the closed gate on Coombe Road suggests no access to anyone passing.*

*Section 85 of the Planning Document states "Securing an adequate refuse and recycling storage scheme will ensure that waste does not overflow into the community, causing a littering problem" Any bins taken on to Coombe Road will not be supervised by the residents of 50 Whitehill Road but policed by the residents of Coombe Road and the proposal that bin stores are required suggests there would be a problem in the first place. We moved from Gravesend town centre to get away from overflowing rubbish in the first place.*

*The provision of eight bed spaces will undoubtedly place stress on the parking in Coombe Road which is currently at full capacity - even taxi divers refuse to attempt the drive down the street,*

*Finally the Access Statement presents a rosy picture of students and young professionals as being the tenants of this property and suggests that views of HMO properties as problem properties are outdated. Although not a Planning Argument it*

*is however disingenuous to suggest no issues with HMO'S and a walk round the centre of Gravesend where HMO'S proliferate will prove otherwise - rubbish, waste and fly tipping is one of the greatest problems in Gravesend. In any case what young professional would want to let the attic bedroom in the proposal that has a shower room in the hall at the top of the stairs. This in itself shows that the layout is trying to squeeze a quart into a pint. I urge you to reject to reject the application and if approved ensure that the lane to Coombe Road is not in any way to be used for bikes or bins by way of condition or the proposed management plan where we will have redress to any problems.*