

RESIDENTIAL AMENITY ASSESSMENT

Proposed Development: Conversion of Former Premier Inn Hotel to shared residential accommodation

Location: Hever Court Road, Gravesend, Kent DA12 5UQ

1. Introduction

This report assesses the potential effects of the proposed conversion of the former Premier Inn hotel into shared residential accommodation on the amenities of neighbouring residential occupiers.

The assessment focuses on three key planning considerations:

- privacy
 - overlooking
 - noise and disturbance.
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2. Site Context

The surrounding area consists predominantly of low-density residential properties together with a number of commercial and hospitality uses.

The nearest residential property lies approximately 65 metres from the building.

This separation distance significantly exceeds the separation distances typically applied in residential planning guidance, which commonly require approximately 21 metres between facing habitable room windows.

3. Privacy

The conversion of hotel bedrooms to shared residential accommodation may result in a more consistent pattern of occupation compared with the transient nature of hotel guests.

However, the substantial separation distance between the building and surrounding residential properties ensures that any potential impact on privacy is negligible.

In addition, the orientation of the building and the presence of mature trees between the site and neighbouring properties further limit opportunities for overlooking.

Impact Level: **Very Low**

4. Overlooking

The building is two storeys in height and upper floor windows already exist overlooking the surrounding area.

The proposed development does not introduce any significant new overlooking relationships beyond those already present.

Given the substantial separation distances and the presence of natural screening, the proposed development will not result in unacceptable overlooking of neighbouring residential properties.

Impact Level: **Very Low**

5. Noise and Disturbance

Hotel uses typically generate a higher level of transient activity compared with residential accommodation.

This includes:

- frequent arrivals and departures
- taxi movements
- delivery activity
- early morning housekeeping operations.

The proposed use will instead generate a more stable and predictable pattern of activity.

Vehicle movements are likely to reduce, and there will be no commercial servicing or hotel guest turnover.

Consequently, the change of use is likely to result in lower overall levels of disturbance compared with the former hotel operation.

Impact Level: **Very Low**

6. Overall Assessment

Having regard to the substantial separation distances, the orientation of the building and the presence of existing screening vegetation, the proposed development will not result in unacceptable impacts in relation to privacy, overlooking or noise.

The proposed use is also likely to generate lower levels of activity and disturbance compared with the former hotel use. The managed nature of the accommodation, including communal facilities and on-site management, will ensure a controlled and consistent pattern of occupation.

The development is therefore considered acceptable in residential amenity terms.