

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/08/2025 10:18 AM from [REDACTED]

## Application Summary

Address:	21 Mottram Road Northfleet Gravesend Kent DA11 9FH
Proposal:	Application for a Proposed Lawful Development Certificate; Change of use from a residential dwelling to a 5 bedroom House in Multiple Occupation with side dormer extension and conversion of roof space to habitable rooms.
Case Officer:	Mrs Lucy Hankin

[Click for further information](#)

## Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Northfleet

## Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing as a neighbour to the 21 Mottram Road and I would like to object to the use from a single-family dwelling to a house in Multiple Occupation (HMO) with side dormer extension.
	<p>1. Overbearing Design: Currently, the building stands at three stories. The side dormer extension required to achieve a 5th habitable room, would effectively constitute a 0.5 additional story. This would make this building significantly bulkier than the neighboring buildings, thus eroding the seamless character of the development.</p> <p>2. Traffic Generation and Highway Safety: The property is currently located on a small private road consisting of family homes. Completing an internal/external conversion of this nature would result in an influx of construction vehicles, further exacerbating the already existing congestion issue. Also, adult occupants would lead to an increase in vehicles, which would put a bigger strain on the limited parking space available in the development. Not only would this greatly inconvenience current residents but it may compromise ease of access for emergency vehicles.</p>

Kind regards