

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/08/2025 9:36 PM 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 the immediate neighbour to 21 Mottram Road to object to the above planning application for a change of use from a single-family dwelling to a House in Multiple Occupation (HMO).

My concerns are as follows:

- 1. Parking and Highway Safety**  
HMOs typically result in a higher number of adult occupants, each of whom may have a vehicle. On-street parking in the entire Cable Wharf development is already under considerable pressure. Additional vehicles associated with an HMO would exacerbate congestion, create difficulties for residents, and may compromise access for emergency and service vehicles.
- 2. Impact on Residential Amenity**  
The increase in occupancy would likely result in greater levels of noise and disturbance, both internally and externally, compared to a single household. The peaceful enjoyment of neighbouring properties would be significantly affected, especially given the close proximity of homes on this street.
- 3. Waste and Refuse Management**  
Higher numbers of occupants generate more waste. Without adequate storage and management, this could lead to an unsightly accumulation of bins, litter, and associated hygiene issues, which would negatively impact the character of the area.
- 4. Character of the Area**  
Our street is currently comprised of family homes, fostering a settled and community-focused environment. Converting properties into HMOs risks altering

this balance and undermining the character of the neighbourhood by introducing more transient occupants.

#### 5. Cumulative Impact

If approved, this application may set a precedent for further conversions in the area, leading to a concentration of HMOs that would further erode the residential character and amenity of the community.

For these reasons, I respectfully request that the Council refuses this application.

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Kind regards