

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/05/2025 9:03 PM from [REDACTED]

Application Summary

Address:	9 Prospect Grove Gravesend Kent DA12 2SA
Proposal:	Application for a Proposed Lawful Development Certificate; Change of use from C3 dwelling to C4 6 Bed HMO.
Case Officer:	Ms Rebecca Harrison

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] St Johns Road Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	The development would mean the loss of a family dwellinghouse and would result in an incongruous, bulky and disproportionate dwelling, giving the property a cramped, three storey appearance when viewed from the rear which is highly detrimental to the character of the existing dwellinghouse, and that of the surrounding area. As such, the proposal is considered to be contrary to Policies CS14 and CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), Saved Policy H5 of the Local Plan First Review (LPFR) (1994) and Section 12 of the National Planning Policy Framework (NPPF) (2023). In addition, the proposal fails to safeguard the amenity of future occupiers contrary to Policies CS19 (LPCS) (2014) and Section 12 (NPPF) (2023). Furthermore, it fails to demonstrate it would safeguard the amenity of neighbouring properties, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023). It is also considered that the proposal would increase parking demand in the area without being able to provide any off-street parking to account for this demand, contrary to saved Policies H5 and P3 (LPFR) (1994). The applicant has failed to provide any ecological evidence to inform a habitat regulations assessment to address the impact of the proposed development on the Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) or provided a financial contribution towards the identified mitigation measures to address the impact of the development on the SPA/Ramsar site. The proposal is therefore contrary to Policy CS12 of the Gravesham Local Plan Core Strategy (2014) which seeks to ensure that
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Kind regards