

Existing house is a three-storey semi-detached. It's in The Avenue Conservation Area. The road has a mixture of predominately residential dwellings ranging from row of Terrance houses, semi-detached, purpose new built apartments and large detached house.

The owner is now seeking to convert the existing property into 11 room HMO (Sui Generis) with communal amenity space to the rear. There will be no alteration to the front and rear elevation of the property. However, there will be internal alteration with new internal walls reinstated, update wiring and heating system, new fire rated doors and fire alarm. The owner had planning granted for rear extension initially for kitchen but will utilise it into another bedroom. The proposed work is to the rear of the building and with no visual impact to The Avenue scene Policy TC3.

The proposed conversion allows eleven good size rooms, two wc/showers, kitchen and communal area. The rear garden will be available for all to use and is accessible from the kitchen via a side door. The accommodation provided in all rooms is generous and benefits from ceiling heights common to this age of property.

Waste bins will be stored in the side access, which has sufficient space to walk pass them and into the garden.

The location is very good, there is access to bus services very close and the Railway Station with services to London and Southeast is only short walk away. Shopping in Gravesend again is within walking distance.