

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/08/2024 6:13 PM from [REDACTED]

Application Summary

Address: 56 Kent Road Gravesend Kent DA11 0SY

Proposal: Application for a Proposed Lawful Development Certificate in respect of the change of use into a 6 bed HMO with erection of a dormer window to rear loft elevation and internal alterations.[cr][cr]

Case Officer: Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Kent Road Gravesend Kent

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Upon reviewing the application I note in the proposal description the applicant has ticked no to the question asking does the proposal consist of or include a change of use of the land or the building, surely turning a single dwelling into a six bed HMO would constitute a change into a C4 HMO dwelling class from the C3 dwelling houses which would be a change of use scenario, whether or not this requires planning permission or whether you the local authority have applied an Article 4 Direction to remove permitted development rights. As the property will house more than six unrelated individuals, it definitely requires planning permission as it would be classified as Sui Generis.

I further object for the following reasons:

Parking and Traffic Issues

- Existing Parking Problems: Kent Road already suffers from significant parking shortages, despite parking restrictions and permits. The conversion of a property into an HMO with 6 double rooms is likely to increase the number of residents, potentially adding a minimum of 6 more vehicles to the street, exacerbating the parking problems.
- Inadequate Parking Provision: 56 Kent Road - the property lacks sufficient space to provide additional off-street parking for the increased number of residents, which is a requirement under many local planning policies and should be considered when potentially allowing the change of class to HMO dwelling, there is a duty to consider the impact of parking.

Increased Noise and Disturbance

- Noise from Multiple Residents: HMOs typically house more individuals than single-family homes, leading to increased noise levels from everyday activities (e.g., more cars coming and going, social gatherings, etc.). This could disturb the peace of this predominantly residential area, particularly one with families. The Road already has a lot of properties which are terraced which makes the road tightly packed.

- Transient Tenants: With frequent tenant turnover in HMOs, there might be less investment in the neighborhood by residents, leading to issues like noise or anti-social behavior. More rubbish, the street is already in need of additional maintenance and often it's the residents who clean up the road.

Impact on Local Community and Character

- Change in Neighborhood Character: Conversion of the property into an HMO could change the character of the street, which is currently family-oriented. An influx of unrelated individuals living in the same dwelling can lead to a less stable and cohesive community environment.
- Impact on Family Life: The area is predominantly families, I would argue that the introduction of an HMO could disrupt the family-friendly nature of the neighborhood, potentially discouraging families from remaining or moving into the area.

Security and Crime Concerns

- Recent Crime Increase: my neighbours and I have observed an uptick in crime, including car theft and drug-related activities. The conversion to an HMO might exacerbate this trend, as HMOs can sometimes attract a transient population less invested in the local community.
- Lack of Supervision: If the HMO is not managed properly, it could lead to issues such as loitering, unvetted tenants, and other anti-social behavior, potentially increasing crime in the area.

Environmental and Amenity Impact

- Overburdening Local Services: An increase in population density could strain local services and amenities, including waste collection, healthcare, and public transport. The local GP surgery is already oversubscribed as are local schools.
- Waste Management Issues: HMOs typically produce more waste, and if not properly managed, this can lead to an unsightly increase in rubbish on the street, which could attract vermin and degrade the area's appearance.

Impact on Property Values: there is a strong argument that an HMO in a predominantly family area could affect local property values due to the reasons outlined above.

Kind regards