

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/10/2025 9:06 AM from [REDACTED]

Application Summary

Address:	40 Cross Lane East Gravesend Kent DA12 5HB
Proposal:	Demolition of existing garage, erection of a two-storey side extension and conversion of dwelling (Use Class C3) into a 9 bedroom House in Multiple Occupation (Sui Generis).
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Norwich

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I object to this application on the grounds that the proposal represents over-development and would be detrimental to the amenity and character of the local area. 1. Highway Safety and Parking Overspill: The proposal for a nine-bedroom HMO will place an unsustainable burden on the local highway network. The projected parking demand cannot be accommodated within the site and will result in excessive and dangerous overspill parking on Cross Lane East, leading to increased congestion and a demonstrable risk to pedestrian and highway safety. The proposal fails to meet the criteria for safe and adequate parking provision. 2. Design and Visual Amenity: The scale and massing of the proposed double-storey extension is considered out-of-keeping with the established pattern of development along this road, particularly given the semi-detached nature of the host property. The size and bulk of the addition would appear dominant and intrusive, thereby causing significant harm to the visual amenity and local character of the streetscape. 3. Residential Amenity and Noise Disturbance: The density of occupation proposed is considered excessive for this location. Given the building's proximity to neighbouring properties, particularly the adjoining semi-detached dwelling, the intensification of use will inevitably lead to an unacceptable level of noise, activity, and disturbance. This includes noise from increased movement, waste disposal, and general domestic activity, which will demonstrably prejudice the quiet enjoyment and residential amenity of the immediate neighbours. Overall, I do not think this extension to this HMO would be good for the local town, they have put an application in for two more bedrooms at the bottom of the house with no consideration for neighbours or the local community.
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Kind regards