

I object to application reference 20240673 for the reasons outlined below. Please could this be added to the records as the Gravesham planning website currently is returning an error when attempting to add directly:

As a neighbour to this property since 1980, I object to this application for the following reasons:

1. The work is already well underway, weeks before any planning decision is made, and without site security as recommended by Kent Police. This speaks volumes and points to an experienced developer who knows how to manipulate the system and the resource pressure planning officers are under.
2. The overall change is over-development of the property. With up to 12 individuals housed here at any one time, there are too many rooms for a residential, family-focused road. There is no communal area, so residents will be forced to congregate at the front of the property and/or in the garden.
3. There is an over-concentration of HMOs in the immediate area that that is irreversibly and detrimentally changing the composition of the community from a established one to a transient one.
4. This development results in the loss of another family house in what should remain a family-focussed residential road.
5. The public amenity of this end of Kent Road will be irrevocably depleted: up to six more vehicles looking to park in a permit-controlled area and the associated traffic flow increase along a residential road; more than 10 additional refuse bins housed at front in what was a well-maintained, green garden; the increased risk of anti-social behavior and noise as evidenced around, just as one example, the HMO at 147 Wrotham Road.
6. The work underway already shows that the dormer is oversized and is not in any way in-keeping with the terraced properties along this road.
7. There is no light impact assessment, and it is obvious the dormer is having a negative effect on key light entry points, negatively affecting neighbouring properties.
8. The scale of the dormer changes the roof into effectively an extension that overlooks family gardens, encroaching on privacy.
9. There is a requirement to reinstate the boundary wall along the outer edge of the rear garden to re-establish the accessible alleyway around it that was taken out to extend the garden without any permission. This demarcation is required to improve security.

I trust gravesham council to take these factors actively into account when making their decision on this application.