

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/05/2026 10:32 AM from [REDACTED]

Application Summary

Address:	62 Taunton Vale Gravesend Kent DA12 5RB
Proposal:	Application for a Proposed Lawful Development Certificate; Loft conversion into habitable rooms with installation of dormer to side roof elevation and change of use from a C3 dwelling house to C4 HMO for up to 6 persons.
Case Officer:	Mrs Lucy Hankin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Millfield Drive Gravesend

Comments Details

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

Reasons for comment:

Comments:

Dear Planning Department, I am writing to formally object the proposal for a 6 bedroom HMO at 62 Taunton Vale.

1. Substandard Living Conditions:
I object to this application on the grounds that it represents an overdevelopment of the site, resulting in substandard living conditions for future occupants. The proposed bedrooms of 6.6m² and 7.3m² are barely above the absolute statutory minimum of 6.51m². Providing rooms of such negligible dimensions offers a cramped, oppressive living environment that fails to meet the aspirations for decent housing set out in the Local Plan 2014 (the following are taken from that document):

This is a clear overdevelopment of the site, as well a provision of substandard internal living environment, and is not in line with the following quotes from the 2014 plan

"Managing housing developments in the Borough to ensure they meet the needs of the community
Working with private housing providers in the delivery of quality housing;
Meeting the housing needs of vulnerable people within Gravesham;"

2. Highways Safety & Parking Stress:
The proposal to convert this 3-bedroom property into an HMO will generate a

significant increase in vehicular traffic and parking demand that the local highway network cannot accommodate. As demonstrated by the applicant's plans, only one off-road parking space is provided. The conversion will inevitably displace multiple vehicles onto Taunton Vale, a narrow cul-de-sac that is already operating at maximum parking capacity.

Critically, this section of Taunton Vale serves as the sole access route to the rear of Wimborne House, a large sheltered housing complex. Residents of Wimborne House rely heavily on frequent, unobstructed access for emergency services, including ambulances, paramedic vehicles, and fire engines. The inevitable overspill of parked cars resulting from this high-density HMO development will severely narrow the remaining carriage width. This poses a direct, unacceptable risk of obstruction to emergency vehicles, directly compromising public safety. The application fails to demonstrate safe, adequate parking provision and should be refused under local planning policies concerning highway safety and the preservation of residential amenity. I would add a photo of this parking stress (I have one and am happy to submit it) but this portal does not seem to support this.

3. Loss of Privacy & Overlooking:

The new dormer windows are a valid concern as they directly overlook the neighbours private amenity space.

Although not a resident of the street I am a frequent visitor to family who are, and have worked in the immediate area including making home visits for over 35 years.

Kind regards