

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/06/2026 12:03 PM from [REDACTED]

Application Summary

Address:	44 Coombe Road Gravesend Kent DA12 5PB
Proposal:	Demolition of existing rear conservatories. Erection of a single-storey rear extension.
Case Officer:	Mrs Sharon Sahota

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Coombe Road Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Dear Planning Officer, I am writing as a local resident to formally object to the retrospective planning application submitted for 44 Coombe Road (Validated 14 May 2026). The objection is raised on the grounds of an inaccurate/incomplete application, over-development and the severe impact on local residential amenity. 1. Incomplete and Inaccurate Application Description The application description listed on the planning portal shows only the demolition of a conservatory and the erection of a single-storey rear extension. However, significant near-completed construction works have taken place on-site to convert the loft space. The drawings submitted and present on the planning portal fails to show any layout, floor plans, or window placements for this loft conversion, yet they have installed a dormer overlooking neighbours gardens and bedroom windows. By omitting a substantial portion of the structural and habitable works from the application and plans, the applicant is providing a misleading representation of the development.
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The council cannot safely assess the full impact of this build when the drawings with job code CR44 obscure the true scale of the works.

2. Intensification of Use and Suspected HMO conversion

There is significant concern among local residents that this property is being extensively reconfigured to operate as a House of Multiple Occupation (HMO).

The combination of a large rear extension alongside an unmapped loft conversion strongly points toward creating a high-density, multi-occupancy layout.

While the applicant may attempt to claim permitted development rights for a change of use at a later date, the single-storey rear extension currently under consideration cannot be divorced from its intended purpose.

If this extension has been built to facilitate an HMO, it does not enjoy standard Class C3 permitted development rights.

Given Gravesham Borough Council's active stance and Cabinet trajectory toward implementing an Article 4 Direction to curb the concentration of HMOs and protect family neighbourhoods, allowing this stealth over-development would directly undermine the council's strategic housing objectives.

3. Impact on Local Amenity, Parking, and Infrastructure

Coombe Road is a traditional residential street that cannot sustain the high-density infrastructure pressures associated with over-developed properties or HMOs.

The dramatic increase in habitable rooms (via both the extension and the hidden loft works) will result in:

A severe increase in local parking distress and traffic congestion on an already strained road.

Increased noise, disturbance, and unmanageable refuse pressure.

An adverse impact on the character and balance of this established family community.

Conclusion

The applicant has shown a flagrant disregard for the planning system by completing these extensive works retroactively, while simultaneously omitting the loft conversion from the official description and plans.

I strongly urge the Planning Department to refuse this application as currently submitted, mandate a full and transparent resubmission that accurately reflects all physical works on-site, and refer this case to the Planning Enforcement and Private Sector Housing teams to investigate the intended use of the property.

Yours sincerely,



Kind regards