

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/06/2026 10:15 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 Kent Gravesend

Comments Details

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

Reasons for comment:

Comments: Dear Mrs. Sahota,

I am writing as a local resident to formally object to the retrospective planning application for the single-storey rear extension at 44 Coombe Road.

While the application is presented as a minor residential extension, the reality of the ongoing construction on-site strongly indicates an intentional circumvention of the planning process to create a high-occupancy House in Multiple Occupation (HMO).

I urge the planning committee to refuse this application on the following material planning grounds:

1. Inaccuracy of Submitted Plans and Misleading Nature of the Application
The "Proposed" drawings submitted by the applicant (specifically referenced in files 1000083341 and 1000083342) are demonstrably inaccurate and fail to reflect the true scope of works being undertaken at the property.

As noted by neighbors in public comments (1000083337), a substantial dormer roof extension is actively being constructed.

The plans do not show what they are planning on using the loft conversion for, just says "Proposed Roof Plan" and "Proposed Vertical Section A-A" represents a deliberate attempt to hide the true scale, volume, and intended intensification of

use of the building.

The council cannot legally or accurately grant retrospective permission for an extension based on plans that fundamentally misrepresent the building's actual layout.

2. Overdevelopment, Intensification of Use, and Substandard Living Conditions

The combined footprint of the retrospective single-storey extension and the unmapped loft conversion points aggressively toward a high-occupancy HMO layout.

Gravesham Borough Council's HMO licensing standards state that for 5 occupants, there must be a minimum of 1 full bathroom plus 1 separate toilet; for 6 to 10 occupants, a minimum of 2 full bathrooms and 2 separate toilets is required.

The proposed first-floor plan (1000083341) shows only a single, small 3.53m² bathroom. The lack of adequate sanitary facilities proves that the current layout is entirely unviable for the volume of residents the building is being altered to hold, creating a substandard, cramped, and unsafe living environment that violates local housing amenity standards.

3. Adverse Impact on Residential Amenity (Overlooking and Loss of Light)

As built, the retrospective single-storey extension is overly dominant and imposing.

Due to its heightened elevation relative to neighbouring plots, it causes a severe loss of privacy, creating an unacceptable overlooking effect into adjacent gardens (as highlighted in neighbour objection 1000083335).

This directly contradicts local planning policies regarding the protection of neighbour amenity.

4. Severe Severe Traffic and Parking Pressures

Coombe Road and the surrounding area (including Laurel Avenue and Whitehill Road) are already subject to critical parking distress.

The overdevelopment of 44 Coombe Road to accommodate a multi-occupant layout will exponentially increase local parking demand.

A single property generating potentially 5 to 6 additional vehicles permanently will severely compromise highway safety, block access for emergency vehicles, and place an unsustainable burden on an already over-capacity local road network.

Conclusion

The applicant is attempting to utilise Permitted Development loopholes to construct an unauthorised, high-density HMO while submitting sterile, incomplete drawings to the planning department.

I respectfully request that Gravesham Borough Council refuse this retrospective application, dispatch an Enforcement Officer to inspect the unmapped roof works, and require the developer to submit a transparent, full 'Change of Use' application that accurately reflects the true layout and capacity of the build.

Kind regards

