

Existing house is a three-storey semi-detached. It's in The Avenue Conservation Area. The road has a mixture of predominately residential dwellings ranging from row of Terrance houses, semi-detached, apartments, school and large detached houses.

The owner is now seeking to convert the existing property into nine room HMO (Sui Generis) with communal amenity space on the first floor and to the rear extension. There will be no alteration to the front and rear elevation of the property. However, there will be internal alteration with new internal walls reinstated, upgrade wiring and heating system, new fire rated doors with self-closers and fire alarm installed with certification. The owner had planning granted for rear extension initially for kitchen but will utilise it into communal room attached to the large kitchen. The proposed work is to the rear of the building and with no visual impact to The Avenue scene Policy TC3.

The proposed conversion allows nine good size rooms for single occupancy, two WC/showers, kitchen and adjoining communal area on the ground floor and additional WC/shower and bathroom plus communal area on the first floor. The rear garden will be available for all to use and is accessible from the kitchen and via a side door. The accommodation provided in all rooms is generous and benefits from high ceiling common to this age of property.

All shower and bathrooms will be fitted with thermostatic controlled hot water and mechanical ventilation via 150mm dia. electric fan all compliance with current building regulations.

The property will be managed by part time caretaker/cleaner on site and client is seeking to have maximum of two parking permits for the property at any given time.

Waste wheelie bins will be stored in the side access, which has sufficient space to walk through into the garden.

The client has been working with Gravesham Housing Team and seeking advice and guidance from [REDACTED] through out the project to make the property fit for purpose. Although the housing team are happy to grant licence for ten room HMO, however this application is for nine room HMO.

The location is very good, there is access to bus services very close and the Railway Station with services to London and Southeast is only short walk away. Shopping in Gravesend again is within walking distance.