

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/06/2026 8:59 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] he Drive GRAVESEND

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application

Reasons for comment:

Comments:	The proposed House in Multiple Occupation (HMO) represents an efficient and sustainable use of an existing residential property by making better use of the available living space to help meet local housing demand. Rather than requiring the construction of new buildings on undeveloped land, the proposal makes productive use of the existing housing stock, supporting the principle of sustainable development while contributing to the availability of affordable accommodation within the community. One of the key advantages of the proposed HMO is that it will provide suitable accommodation for individuals who need to live close to their places of work. Many people employed in sectors such as healthcare, retail, hospitality, education, logistics and other essential services often rely on affordable housing that is conveniently located. Shared accommodation enables these workers to reduce commuting times and travel costs, allowing them to live within easy reach of employment opportunities while supporting local employers in attracting and retaining staff. The proposal would also increase the diversity of housing options available in the area. Not everyone is in a financial position to purchase a home or rent a self-contained flat, particularly in the current economic climate where property prices and rental costs continue to rise. An HMO provides an alternative housing solution for single professionals, young workers, apprentices, recent graduates and others who may only require a room with shared facilities. By broadening the
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range of accommodation available, the development helps address the varying housing needs of different groups within the community.

Affordability is one of the most significant benefits associated with HMOs. Shared accommodation generally offers lower rental costs than renting an entire property independently, making it accessible to people on modest incomes. Students, key workers and individuals at the beginning of their careers often depend on this type of housing as a practical means of securing accommodation without experiencing excessive financial pressure. By increasing the supply of reasonably priced housing, the proposed HMO would make a positive contribution to local housing provision and improve accessibility for those who might otherwise struggle to find suitable accommodation.

An increase in the number of residents within the property is also likely to generate wider economic benefits for the surrounding area. Additional occupants naturally contribute to greater footfall, resulting in increased demand for local shops, supermarkets, cafés, restaurants, public transport services and other businesses. Residents of HMOs typically make regular use of nearby amenities for their everyday needs, helping to sustain local enterprises and supporting economic activity within the neighbourhood. This ongoing expenditure benefits independent businesses and contributes to the vitality of the local high street and surrounding commercial areas.

The proposal also has the potential to encourage investment in the local housing stock through refurbishment and modernisation. Converting a property into an HMO often requires improvements to ensure compliance with current housing standards, fire safety regulations and licensing requirements. These works can involve upgrading internal layouts, improving facilities and carrying out maintenance that may otherwise have been delayed or overlooked. As a result, properties that may have become dated or underutilised can be restored to a good standard and brought back into effective residential use.

Such investment has wider benefits beyond the individual property itself. The renovation and ongoing maintenance of older buildings can improve the visual appearance of the street and contribute positively to the overall character of the neighbourhood. Well-maintained homes reduce the likelihood of long-term neglect and help preserve the quality of the local environment, encouraging confidence among residents and neighbouring property owners. In many cases, the refurbishment of one property can have a positive influence on surrounding properties by promoting continued investment and care throughout the area.

The proposed HMO may also help reduce pressure on social housing provision by increasing the supply of affordable accommodation within the private rented sector. Individuals who require reasonably priced housing but do not necessarily qualify for social housing may find suitable accommodation within an HMO instead. This can help provide additional flexibility within the local housing market and ensure that different housing needs are met through a broader range of available options.

From a planning perspective, the proposal supports the efficient use of existing residential buildings by accommodating more people within the current housing stock rather than relying solely on new development. Making effective use of existing infrastructure and services aligns with wider sustainability objectives and helps respond to local housing demand in a practical and responsible manner.

Overall, the proposed HMO offers a number of benefits to the Gravesend community. It would increase the supply of affordable accommodation, provide housing for workers who need to live close to their employment, broaden local housing choice and support individuals who may be unable to purchase or rent self-contained homes. The development would also contribute to the local economy through increased spending at nearby businesses, encourage

investment in the refurbishment of older properties, improve the appearance of existing housing stock and help ease pressure on social housing. When properly managed and maintained, the proposal has the potential to make a positive and lasting contribution to both the local housing market and the wider community

Kind regards