

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/01/2026 12:11 PM from [REDACTED]

Application Summary

Address:	50 Whitehill Road Gravesend Kent DA12 5PG
Proposal:	Change of use from a small house in multiple occupation (Use Class C4) to an 8-bedroom, 8-person, large HMO (sui generis) and provision of bicycle and bin stores to the rear.
Case Officer:	Mrs Lisa Fisher

[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:	<p>Dear Mrs Fisher,</p> <p>I hope you will seriously consider the concerns addressed below, alongside other neighbour comments and reject this application.</p> <p>When the initial building work for the 6 bed was taking place one of the builders said to me it was going to be an 8 bed which I queried with the council at the time. With the current residents having had use of the 'study' and 'lounge' for such a limited time it is clear that the plan was never provide the residents with these communal spaces but to get six rooms approved to then make it easier for 2 additional rooms to be approved. 6 bedrooms is already more than enough for a small terraced property in a already congested residential area. Reasons for my objection to this are outlined below.</p> <p>Parking - Parking has become increasingly difficult since the 6 bed HMO was approved this will only get worse with more residents. One parking space is not suitable for 8 adult residents, there is no street parking outside the house due to being a main road therefore the overflow is on the surrounding roads, the impact of which has already been felt with dangerous parking, the blocking safe pedestrian access routes, and residents regularly not being able to park.</p> <p>The bin store to the rear raises several concerns. The rear is accessed through a small gated alleyway on Coombe road. Due to the distance there is no doubt</p>
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these bins will not be taken to the front of the property on bin day and instead left outside residents properties on Coombe Road. Communal bins in HMOs are already a problem throughout the borough, encouraging vermin. There is enough space at the front of property to store these bins with direct access to Whitehill Road for bin day.

As mentioned alleyway access for Coombe road is currently gated with no drop kerb and we have security concerns with increased footfall to the rear. It does not specify if this is for motorbikes or not so we would like more info - motorised vehicles will also increase noise and air pollution to residents in small gardens nearby. The access is on a quiet family residential street if bikes are regularly going to be driven in and out.

Sound proofing - has adequate soundproofing been provided? These terraced houses were built as small 2 bedroom family homes They are old buildings with thin walls. Such a high number of adult residents in one property will increase noise disturbance for neighbours with shared walls.

Many residents were unaware of the initial application of the 6 Bed HMO, finding out only after it had been approved. Whilst nothing can be done about this, we object to increasing the occupancy which benefits no one but the landlord. It is unnecessary and further negatively impact the community for the reasons outlined above.

Kind regards

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