

Response To Neighbour Objections – 22 Trosley Avenue, Gravesend, DA11 7QW

We appreciate the opportunity to respond to neighbour concerns raised in relation to our planning application, which seeks approval for a change of use to a Sui Generis HMO. We would like to clarify several key points, provide reassurances, and highlight how this proposal complies with relevant planning policy and good practice.

Planning Context & Fallback Position

- The property already benefits from planning approval and lawful use as a 6-person HMO under Class C4.
- This application merely seeks approval for one additional person (a couple in the largest en-suite bedroom).
- Should the application be refused, the property will still lawfully operate as a 6-person HMO.

Building Works & Overlooking

- All building work, including roof extensions and dormers, has been fully approved via permitted development rights and planning permission.
- No further changes to the building envelope form part of this application.
- As such, matters such as overlooking, bulk, or visual amenity are not under consideration as part of this change of use.

Noise, Parties, and Tenant Behaviour

- The property is being delivered to a high standard, with all bedrooms benefiting from private en-suite facilities, significantly reducing the use of shared spaces and minimising the risk of noise spillover.
- All tenants will be selected through a rigorous vetting process, exceeding national minimum requirements. This includes:
 - Criminal background checks (with consent), credit and employment checks, landlord references, immigration verification, and in-person interviews.
- Tenants will be on standard Assured Shorthold Tenancies (ASTs) with a minimum term of 6 months.
- House rules are built into each tenancy agreement, including mandatory quiet hours, a no-party policy, and immediate escalation procedures for any antisocial behaviour.
- A professional management structure is in place to respond to concerns and ensure ongoing compliance.

Parking and Sustainable Transport

- A Parking Plan has been submitted and reviewed.
- The property is within a highly sustainable location close to public transport, shops, and green space and research consistently shows that HMO tenants are less car-reliant than single-family occupants.
- The previous C3 use could also have housed a large family with multiple vehicles.
- Bins are stored in an accessible location as outlined in the site plan.

Community Integration

- This is not a short-term let, hostel, or unregulated occupancy it is a professionally managed, high-standard home for long-term residents.
- All tenants will be working professionals, selected with care to ensure respect for the neighbourhood.
- The property will be managed by a dedicated team with clear accountability.

Planning Policy Compliance

- The proposed use complies with national and local policy on shared accommodation, including maintaining appropriate living standards, limiting overconcentration, and promoting high-quality housing stock.
- The number of occupants (7) remains well within acceptable density levels for a property of this size and layout.

Conclusion

- We respectfully ask that this application be considered on its planning merits, and note that:
- The fallback position ensures HMO use will proceed either way;
- All material impacts are mitigated through approved design, management and planning conditions;
- Non-material fears about tenant type or future behaviour should not weigh against the proposal.
- Our client is committed to being responsible owners and ensuring this property adds value to the community; particularly in Gravesend where there is increasing demand for high quality rentals at lower price points.