

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 28/02/2026 4:04 PM from [REDACTED]

Application Summary

Address:	62 Taunton Vale Gravesend Kent DA12 5RB
Proposal:	Application for a Proposed Lawful Development Certificate for the change of use from a C3 dwelling to a C4 6 person HMO. Proposed construction of a dormer within the side roof slope to facilitate habitable rooms, and conversion of existing garage to a gym with alterations to internal walls and roof from pitched to flat.
Case Officer:	Mrs Lucy Hankin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Taunton Vale Gravesend

Comments Details

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

Reasons for comment:

Comments:	I am writing to formally object to the planning application for the conversion of the above-mentioned 3-bedroom family home into a 6-bedroom House in Multiple Occupation (HMO). As a resident of Taunton Vale living [REDACTED] to the property mentioned, I believe this development would have a detrimental impact on the safety, character, and amenity of our neighborhood. My objections are based on the following material planning considerations: 1. Highway Safety and Emergency Access The property is located near the end of a narrow cul-de-sac that serves as the primary access point for a sheltered housing complex. This complex frequently requires access for emergency vehicles and ambulances. Only this week a fire engine needed to reach the sheltered housing and struggled due to the parking on the street. The proposed increase from a 3-bed family home to a 6-bed HMO will significantly increase the volume of traffic and the demand for on-street parking. Even with the property currently unoccupied, parking is at full capacity. Any additional vehicles will inevitably lead to: Obstruction of the turning circle/head. Delays for emergency services where minutes can be life-critical. Increased risk to the elderly and vulnerable residents of the nearby sheltered housing. 2. Overdevelopment and Parking Stress Doubling the occupancy of this dwelling is an overdevelopment of the site. The
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current infrastructure cannot support a 100% increase in residents. Given the location's constraints, there is no scope for additional off-street parking, which will force more cars onto an already congested cul-de-sac, breaching local transport and parking standards.

3. Waste Management and Public Health

A 6-bedroom HMO generates a significantly higher volume of domestic waste than a standard family home. The application does not appear to provide adequate, screened storage for the large number of bins required.

Visual Amenity: Large amounts of rubbish stored at the front of the property will negatively impact the street scene.

Hygiene: Overspill from bins is likely to lead to issues with litter and pests, creating a health hazard in a quiet residential area.

4. Impact on Residential Amenity

The change of use from a family dwelling to a high-density HMO will lead to increased noise, "come-and-go" activity at unsocial hours, and a general loss of privacy for immediate neighbors. This is inconsistent with the quiet, residential nature of a cul-de-sac.

Conclusion

For the reasons stated above-particularly the risk to emergency access for the sheltered housing and the unsustainable parking pressure-I urge the Planning Committee to refuse this application.

Kind regards