

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/09/2026 6:49 PM from [REDACTED]

Application Summary

Address:	44 Coombe Road Gravesend Kent DA12 5PB
Proposal:	Demolition of existing rear conservatories. Erection of a single-storey rear extension.
Case Officer:	Mrs Sharon Sahota

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Coombe Road Gravesham

Comments Details

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

Reasons for comment:

Comments:	My concerns are as follows: 1. Suspected HMO use and increased intensity of occupation I am concerned that the property may be intended to be used as a House in Multiple Occupation (HMO), or that the proposed works may facilitate such use. I respectfully ask the Council to investigate the existing and intended use of the property and to establish whether the proposed development is associated with a change in the intensity of residential occupation. If the property is being used, or is intended to be used, as an HMO, I ask the Council to consider the resulting impact on neighbouring properties and the character of the surrounding residential area. 2. Significant parking pressure Coombe Road is already subject to substantial on-street parking pressure, with limited available parking capacity. An increased number of occupants and vehicles associated with an HMO or other intensified residential use could place further pressure on an already overcrowded street. This could make it considerably more difficult for existing residents to park and could also contribute to additional congestion and
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difficulties for vehicles accessing the road.

I therefore ask the Council to carefully consider the existing parking situation on Coombe Road and the likely cumulative impact of any additional vehicles associated with the property.

3. Works/modifications appear to have already taken place

I am also concerned that modifications relating to the property appear to have already been carried out before planning permission has been granted.

I ask the Council to establish the actual condition of the property and to compare the works already undertaken with the plans submitted under application 20260483.

If works have already taken place, I ask that this is properly recorded and considered by the Council when determining the application, including whether any element of the development should be regarded as having been carried out retrospectively.

Conclusion

For the reasons above, I respectfully request that the Council carefully investigate the suspected HMO use, the existing and likely additional parking demand, and the fact that modifications appear to have been undertaken prior to planning approval.

I ask that these matters are fully taken into account when determining application 20260483, and that the application be refused if the Council considers that the proposal would result in unacceptable planning, parking, highway or residential amenity impacts.

Kind regards