

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/07/2026 9:50 PM from [REDACTED]

Application Summary

Address:	62 Taunton Vale Gravesend Kent DA12 5RB
Proposal:	Application for a Proposed Lawful Development Certificate for the erection of a dormer within the side roof slope, conversion of the roof space to form a habitable room and change of use from 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] Taunton Vale Gravesend

Comments Details

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

Reasons for comment:

Comments:

Dear Planning Department,

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. As an immediate neighbor raising a young family in Taunton Vale I strongly object to this proposal due to the significant negative impacts it will have on safety, residential security, traffic, and public amenity.

My objections are based on the following material planning considerations:

1. Risk of Unauthorised Self-Contained Unit & Overdevelopment

The proposed floor plan highlights a fundamental concern regarding layout. The rear ground-floor bedroom features its own independent access door leading directly onto our alleyway.

Potential for Unregulated Flat Creation: The layout creates a clear opportunity for this room to function as an autonomous, self-contained unit rather than an integrated bedroom within an HMO.

Intensification of Use: This layout effectively increases the density beyond a standard HMO, intensifying human footfall, noise, and general disturbance far beyond what a residential neighborhood can absorb.

2. Residential Security, Safety, and Privacy

The alleyway referenced in the plans is privately owned by our property, across which the applicant only holds a right of access.

Fear of Crime and Security Risks: Expanding access from a single-family dwelling to a high-turnover 6-bed HMO significantly degrades the physical

security of our home. Under National Planning Policy Framework (NPPF) guidelines, safe, secure environments that reduce the fear of crime are a material consideration.

Impact on Young Family: Uncontrolled, frequent access along a private alleyway directly adjacent to our living space severely impacts our family's basic security, peace of mind, and right to private enjoyment of our home.

3. Highway Safety and Emergency Access

The property is situated near the end of a narrow cul-de-sac that acts as the sole access route for a nearby sheltered housing facility. This complex requires frequent, unobstructed access for emergency vehicles and ambulances.

On-street parking in the cul-de-sac is already saturated-even with the subject property currently vacant. A 6-bed HMO will dramatically increase local vehicle ownership and visitor traffic, leading to:

Obstruction of the turning head.

Dangerous delays for responding emergency services where minutes matter.

Increased risks to elderly and vulnerable residents from double-parked or mounting vehicles.

4. Inadequate Waste Management and Environmental Health

A 6-bedroom property generates substantial volumes of domestic waste. The site layout fails to demonstrate adequate, screened bin storage for the volume of waste standard for up to 6 independent households.

Nuisance and Hygiene: Overflowing bins in a confined area will attract pests, create foul odors, and result in wind-blown litter across the private alley and surrounding street scene.

Conclusion

This application represents an unacceptable overdevelopment that threatens emergency access, highway safety, public security, and local amenity. For these reasons, I respectfully request that the Planning Committee refuse this application.

Kind regards