



Planning Services
GBC

Private Sector Housing

Ask for: Clare Reynolds

Telephone: 01474 337878

Email: clare.reynolds@gravesham.gov.uk

My ref: n/a

Your ref: 20220811

Application: 20220811

Proposal: Proposed Single Storey Rear Extension

Location: 76 Pier Road, Northfleet, Kent DA11 9NA

Thank you for your recent consultation request dated 15th August 2022, in accordance with the above-mentioned proposed development.

The Private Sector Housing Team, as the HMO mandatory licencing team have the following consultation comments to relay in accordance with the Teams statutory duties:

To date the Private Sector Housing Team has not been approached in relation to HMO licencing or amenity standard requirements for the proposed development, other than receiving the planning consultation request. It is suggested the applicant revisits the HMO Amenity Standard Guidance [Guidance to HMO Amenity Stand... \(gravesham.gov.uk\)](https://www.gravesham.gov.uk/guidance-to-hmo-amenity-stand...)

Initial observations relating to Drawing No 1082-02PL:

- Proposed Room 3, the main means of escape from this room can not be via the communal kitchen (high risk room). There would need to be an adequate means of escape from the rear of the property, which would take the occupant to a place of safety. Occupants cannot become trapped within the rear garden. If there is a shared alleyway to the rear, access, travel distance and suitability will need to be determined by the Licensing Officer.
- Room 2 will require an operational window. A door alone is not an acceptable form of controllable ventilation and poses a security risk.
- Communal kitchen requires at least 600mm x 2000mm (4-6 persons) of usable worktop
- We trust the bedroom sizes stated exclude the ensuite shower rooms, as ensuites are not considered habitable space.

Additional required works may become apparent during the licencing process. The list of works items observed is not exhaustive.

We'd welcome a conversation with the applicant regarding the above, or a visit to the premise if thought helpful.

Please do not hesitate to contact the team if you wish to discuss any of the comments or recommendations within our consultation. We look forward to visiting the premise in the near future.

Yours Sincerely

Private Sector Housing Team

Switchboard 01474 56 44 22

Website www.gravesham.gov.uk