

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 28/08/2025 2:40 PM from [REDACTED]

Application Summary

Address:	2A Christianfields Avenue Gravesend Kent DA12 5NF
Proposal:	Change of use from a 6 person HMO (Use Class C4) to a 10 person HMO (Sui Generis), with minor internal alterations.
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Christianfields Avenue Gravesend

Comments Details

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

Reasons for comment:

Comments:

Reducing the newly proposed number of tenants occupying 2A Christianfields Avenue from 11 to 10 has done little to reduce our fears. The immediate zone around 2A is predominantly a family orientated residential area. There will be too many people living in what is essentially a family home.

2A has not, up to now, attracted young professionals as tenants. We have not seen, for example, young professionals leaving for work. This is not student accommodation. There may be, however, a number of Benefit claimants. The Design and Access Statement, that has been submitted in support of the change of use, says: 'The site is a well connected and sustainable location making it ideal for young professionals, key workers and others seeking high quality accommodation'. It is hard to see how the proposed poor internal layout, and the subsequent overcrowding will make for a happy mix of tenants.

There is a section within the Design and Access Statement submitted by 'hmo designers' which deals with why HMOs are necessary. The Design Statement concentrates on why young professionals need to live in HMOs. A student HMO is simply an HMO that students will occupy. It is possible then that students and young professionals can share 2A but differing lifestyles and expectations may lead to conflicts. It is possible, however, that young workers (workers in a shop, factory or an office) would also want to live in an HMO. Would they want to live alongside young professionals at 2A Christianfields Avenue? Would they find the premises over crowded?

Bedroom 2, at 17m2, has the kitchen on one wall and the dining/living room on another wall. There is a small window. The passage way to two other bedrooms runs along a third wall. All the bedrooms exceed Gravesham Borough Council's HMO Amenity standard. Let us suppose Bedroom 2 is offered to needy person who would have to spend a considerable amount of time in the bedroom. The kitchen could be in use from 6 in the morning to 10 at night. Would this be an environment supporting good 'Quality of Life'.

The nub of the question is: "Is it fair to expect 10 disparate individuals to co-exist

happily in such a restricted environment?" We feel that the quality of life of the residents in this proposed ten person HMO will be compromised - along with the life of the concerned neighbours.

Kind regards