

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/06/2026 7:17 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 Gravesend

Comments Details

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

Reasons for comment:

Comments: I would like to add to my previous objection regarding the retrospective planning permission submitted for the single storey extension over 3 metres tall at 44 Coombe road.

Since reviewing the attached planning documents, it is evident that the developers have intentionally misrepresented the property with significantly inaccurate drawings/floor plan.

A dormer loft extension has been built which is taller than the pitch of the roof, which is not allowed under permitted development, and is the full width of the property. This has not been included on the floor plan. It has significantly affected ours and our Coombe Road and Laurel avenue neighbours amenity and privacy, as stated previously.

The single storey extension is over 3 metres tall causing the eye-line from inside the property to be significantly over all surrounds garden boundaries. The extension is not an open plan room like the floor plan suggests and rather has a wall splitting it down the middle between the two back doors. The effect on the neighbours privacy and amenity, again due to how imposing this extension is, is immense. The size of the extension is extremely domineering due to the height and is in no way sympathetic or in keeping with the terrace.

The front box bedroom positioned about the front door on the floor plan also appears to actually be a bathroom.

I want to confirm that I spoke to the planning department prior to the planning application being submitted. I was told the house was going to be a HMO and that a 5 bed was likely based on a prior inspection. Given the above, I struggle to understand why drawings have been submitted for what appears to be a 3 bed family home without a loft conversion, and a different layout to what had already built prior to this application being submitted. I don't see how submitting plans that are knowingly inaccurate can be considered anything other than intentional misrepresentation. Is this because the developers feel the extension is more likely to be approved if they now claim it's a 3 bed family home? which of course would not affect local amenity to the same extent as a potential 6 bed HMO.

Will the developers be held accountable and made to submit accurate plans before the extension is considered?

Also will the council be monitoring the HMO as there are serious viability concerns for the property separate to the above. There's no room for refuse for a up to 6 bed HMO and Coombe road cannot support 6+ cars for the new residents and their guests. The council is already aware of how severe the parking issues are in the road and the subsequent safety concerns for pedestrians in the surrounding area. I understand that new policy enforced by government means that planning permission is not required for HMO conversions (up to 6 people) but the council can mitigate the affects of this with careful consideration of all planning applications affecting Coombe road.

I would argue the property has been significantly overdeveloped and the council must take into consideration the other planning applications in the surrounding area. Namely 50 Whitehill Road and the reasons for the application to increase the property to a 8 bed HMO being declined, in addition to the St Joseph's development. Neither those nor this application seem viable given the surrounding infrastructure and limitations for improving it.

Coombe road residents cannot convert front gardens into parking given it's a Victorian terrace and therefore no available space to do so. I think it's really important that the council do not unfairly burden our road, currently a quiet cul de sac, with the brunt of spill over parking issues due to overdevelopment in the local area. We really need the councils support in doing all they can to protect the local amenity that we value and deserves preservation.

Thank you

Kind regards