

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/08/2024 7:51 PM from [REDACTED]

Application Summary

Address:	56 Kent Road Gravesend Kent DA11 0SY
Proposal:	Application for a Proposed Lawful Development Certificate in respect of the change of use into a 6 bed HMO with erection of a dormer window to rear loft elevation and internal alterations.[cr][cr]
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Kent Road Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	1. The owner has already begun work on this property prior to completing the planning application process. A simple Google search shows they have submitted multiple planning applications in recent years which indicates that they are clearly aware of the obligation to submit a planning application but have chosen to show contempt for the process and for the rights of local residents to voice their concerns and raise any objections. I would add that as a resident in the immediate vicinity of the property I have seen no notices or signs placed around the property notifying locals of this application despite the application having been submitted Mid-July 2024. At the rate it currently appears to be progressing, it may be entirely completed before the determination date in mid-September. 2. The dormer which is already partially erected (as noted in point 1) at the back of the property is not only out of keeping in terms of style with the housing on the street due to it being a 'box shape' and double width, it is more akin to an extension as opposed to a window with a pitched roof (the style of the street) and it is clear this dormer is going to block light to the side return and dining room of my own property. 3. The work to date has been dirty and noisy this speaks to the likely level of care and attention that the landlord may have to rules and obligations once tenants are in situ. 4. The proposed changes are not in keeping with character of other properties in the street, i.e. the vast majority are single family homes, this set a negative precedent for future alterations to other properties in the street over time detracting from the overall quality of the area. 5. Given the plans show double beds - potentially 12 residents at any one time (or 6 residents with guests) this will add significant extra pressure on parking and refuse collection. An HMO across the street already generates a significant
-----------	---

amount of rubbish left out next to bins causing a hazard on the pavement and with potential public health implications. Parking is already insufficient for the needs of existing residents. Additional cars from what could be a significant number of further residents will not simply not be tenable.

6. The removal of communal areas within the property (as per the plan) will detract from the quality of life for those living there. This application is not creating 'quality' housing but creating a poor standard/high volume set of rooms which feels somewhat exploitative, and contrary to the local authority's residential layout guidelines which recommend sufficient communal spaces.

7. Insufficient common parts, i.e. no living room, will also risk of increased noise in garden disturbing other neighbours. The walls of the properties are also quite thin so this sounds will carry into neighbouring properties very easily.

8. Increased risk to security from transient residents who are unlikely to make a bedsit their long-term home with multiple people having keys to the property as successive residents move in and out.

9. There is no clarity as to how common parts such as pathways and the garden will be adequately maintained. There is a risk of this becoming an eyesore or worse still a hazard.

10. Increased fire risk with so many potential residents and their individual cooking and power requirements in a relatively small space.

11. The property owners have not sought to engage with local residents in any way prior to submitting their application. An owner acting with a community mindset, looking to cause minimal disruption would have sought to bring local people on board prior to sending in their application, let alone the fact that they are commencing building works without any form of planning approval. It is unclear how the owner would be contacted in the event an issue arises.

In summary this feels like a straightforward case of a property developer seeking to maximise profits by housing as many people into a property as they can, despite the fundamental change to the nature of surrounding environment. To allow this development to proceed will cause irreversible damage to the local area and to the well-being of existing residents, as well as the potential new residents in the development. It will contravene a number of the local authority's policies to the detriment of local residents and the character of the street. It should not be approved and work which is already ongoing should be stopped immediately pending determination of the application.

Kind regards