

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 7:57 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: Further to my earlier comment I would also like to draw your attention to the following points:

1. The development of the property contradicts the Gravesham Local Plan Core Strategy document ("the Strategy") in the following respects:

o 5.9 of the Strategy identifies a need for 3 and 2 bedroom properties. Conversion of this family home into 6 separate units takes a family home off the market, in all likelihood permanently.

o 5.10.4 of the Strategy identifies that the Strategic Housing Market Assessment recommends that conversion of family homes of 2+ bedroom should be restricted and as a result, as per 5.10.8 of the Strategy, the Council's policy is to restrict such conversion of family homes into smaller properties.

o 5.10.9 of the Strategy is clear that new developments should take account of the existing character of the area. Kent Road is overwhelmingly single-family homes and conversion into a 6 bedroom HMO is not in-keeping with the existing character.

o 5.11.3 of the Strategy, dealing with density of housing development is clear that density should not affect the general well-being of residents. The proposed development is likely to impact on the well-being of existing residents and potentially those who live in the development if it goes ahead.

2. The plans for the development of the property contravene the local authority's residential layout guidelines in the following respects:

o Dwellings with three or more bedrooms will be expected to have separate dining facilities, or be provided with kitchen/diners or lounge/diners which are significantly larger than the minimum floor space requirements. No

measurements are provided but it is clear the 6 residents are expected to share a modestly-sized single kitchen/diner with no other communal lounge/dining facilities.

o Double bedrooms in dwelling houses are to have a minimum floor space of 11.2 square meters. The plans for the development show 3 of 6 bedrooms fall short of this standard at 10.5, 10.7 and 10.6 square meters.

o Bathrooms are to be 3.5 square meters and since no measurements are provided on plans it is not clear if the bathrooms in the development meet the minimum standards. Judging them relative to the bedroom floor space on the plan indicates they may also fall short.

3. A recent application in respect of 53 Kent Road (20220483) which would have the effect of creating only 4 one bedroom flats was refused on the basis it would result in the loss of a family sized residential unit, contrary to the Borough's policies on housing.

The floor area was described as "undersized" despite the fact the bedrooms (each supplemented by its own living room) were in each case larger than the smallest bedroom in the proposed development at 56 Kent Road.

The proportion of amenity space was described as "inadequate". It is impossible to comment on the size of the amenity space in the rejected development at number 53 as compared with the communal living space (kitchen/diner) at number 56, but given the kitchen diner appears only slightly bigger on plan than the proposed living rooms at number 53 and is to be shared by 6+ people, rather than a single person/family, it is difficult to see how the kitchen/diner could be considered adequate in the circumstances.

In light of the above, the local planning strategies and policies ought to be applied and the development rejected.

Kind regards