

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 31/05/2026 1:11 PM from [REDACTED]

Application Summary

Address:	34 Overcliffe Gravesend Kent DA11 0EN
Proposal:	Erection of a first and second floor side extension to create 4 No. self contained HMO rooms.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

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

Comments Details

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

Reasons for comment:

Comments:	Dear Planning Officer, I wish to object to Planning Application 20260506 for the following reasons My primary concern is that the existing block already contains 23 flats and, in our view, the site is already overcrowded. The current level of occupation is causing ongoing issues that have not been adequately addressed, and the proposed development is likely to worsen these problems. There are existing amenity concerns affecting neighbouring properties, particularly the nearby bungalow. During the summer months, when windows are open, loud music and noise from the flats can be clearly heard, causing disturbance to residents. Increasing the number of occupants is likely to increase noise levels further. The application drawings also appear to omit an important footpath running alongside the bungalow. This footpath provides a safe access route from the bungalow to the garages. It is regularly used and should be accurately shown and considered as part of the application. In addition, there have been longstanding problems with waste management at the site. We have reported these issues to the Council on numerous occasions over several years and have provided photographic evidence. Rubbish is frequently dumped in the area, resulting in poor environmental conditions. The
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communal bins are located adjacent to our garden wall and the bin lids are often left open. As a result, unpleasant odours regularly enter our garden, making it difficult to enjoy the outdoor space.

There are also ongoing concerns regarding vermin, including mice and rats, which are attracted by the waste issues. Broken glass and litter are commonly found in the area, creating both safety and environmental concerns. I would ask that the Planning Department consult Environmental Health regarding these existing problems.

My concern is that these issues have not been resolved and that the proposed development will place further pressure on an already problematic situation. The application does not appear to provide sufficient details regarding bin storage facilities or bin sheds, despite the existing waste management problems.

During the summer months, residents of the flats frequently congregate and sit on the footpath that serves as the bungalow's safe access route. There is no fencing or other boundary treatment to prevent this, resulting in obstruction and loss of amenity for bungalow residents. The proposal does not appear to address this issue.

I am also concerned that there is a related application for a loft conversion. This could result in increased overlooking of the bungalow, causing a loss of privacy and further impacting residential amenity.

For the reasons set out above, I believe the proposal would exacerbate existing overcrowding, noise, waste, vermin, access and amenity issues, and I respectfully request that the application be refused.

Many Thanks

Kind regards