

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/10/2025 5:31 PM from [REDACTED]

Application Summary

Address: 40 Cross Lane East Gravesend Kent DA12 5HB

Proposal: Demolition of existing garage, erection of a two-storey side extension and conversion of dwelling (Use Class C3) into a 9 bedroom House in Multiple Occupation (Sui Generis).

Case Officer: Mrs Alison Webster

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Gravesend

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

I am writing to strongly object to the above planning application for a 9-bedroom House in Multiple Occupation (HMO).

I understand that people need places to live, but this area has had enough. We are already dealing with several HMOs nearby, and jamming another 9 room HMO, designed to accommodate 16 people, into this small, dense area is going to have a palpable effect on the quality of life of all those living here.

It's just too much. We're not "HMO Central," we're a residential area, and this proposal needs to be rejected based on basic common sense and the fact that we're already suffering from cumulative impact. There are two HMO's at the Prince of Orange end of Singlewell Road, a short distance from this property, and a hotel at the other end of Singlewell Road has submitted a planning request for a 46 bed HMO.

Key Reasons Why This Is a Terrible Idea:

1. Parking (The Nightmare)

Seriously, 16 residents in one house. Where are they supposed to park? There is zero chance that 16 adults won't own at least five or six cars between them, not to mention visitors.

The parking situation here is already impossible. People are constantly arguing over spaces, getting blocked in, and having to park streets away. If you approve this, you are effectively declaring war on parking for everyone else on this street. It's an unacceptable increase in demand in a highly congested area. We have no room.

2. Noise and Mess (Quality of Life)

This is a quiet, densely packed area, and a 16-person HMO is a guaranteed source of continuous disruption. More people equals more noise. We're talking: More slamming doors at all hours.

More people coming and going late at night.

Increased general shouting and foot traffic.

And the recycling bins? For 16 residents, the bins will be overflowing constantly, attracting rats and making the street look like a total dump. We will be stuck looking at mountains of rubbish every week.

3. It Changes the Area (Cumulative Impact)

You already know there are a bunch of HMOs around here. That's the problem! Every time one of these gets approved, it changes the feeling of the neighbourhood. It goes from being a stable street with families and long-term residents to a transient area where no one knows their neighbours and people only stay for short periods of time.

It's unfair to the people who actually live here long-term and pay their council tax. We are asking you to draw a line and stop turning our residential zone into a dumping ground for HMOs. Approving this 9-bed, 16-person, monster pushes us way past saturation point.

Summary

The proposal for this 9-bed HMO is an overdevelopment that will cause real, tangible harm to the amenity of current residents due to excessive parking demand, noise, and cumulative impact. It's a bad deal for our area, and the plan should be rejected.

Kind regards