

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/12/2025 4:29 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, rear dormer 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]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The property is on the corner of a busy cross roads junction between Central Avenue/Devonshire road and Cross lane east and parking in this location is at a premium with vehicles frequently parking on corners and up on pavements, including on double yellow lines. Putting a 9 bed HMO in this location is only going to exacerbate this issue.
The property is built and designed as a family home along with all other surrounding properties and its orientation in a terrace doesn't lend itself to being suitable for a large HMO with that many individual occupants.
The application has the new double storey side extension going right to the edge of the boundary with Central Ave, I believe it is normally custom to leave a gap of at least 1000-1200mm?
This applicant has put in two planning applications to squash a separate dwelling at the bottom of the rear garden, both of which have been rejected by the LPA and on appeal by the planning inspectorate. This, along with the current application shows a slight lack of consideration and respect for neighbouring residents and suggests that the applicant hasn't given enough consideration to the wider local community/residents, something which should be a hallmark of a well thought out scheme.
Finally, the way to provide more affordable homes is to build new towns and villages with affordable housing in undeveloped areas, not squash more and more low quality dwellings in already built up areas, diminishing the enjoyment of the local area for existing residents.

Kind regards