

Planning Statement for Change of Use from C3 to C4 (5-Bedroom HMO)

**50 Wrotham Road,
Gravesend,
Kent,
DA11 0QF**



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1. Introduction

This planning statement has been prepared to support an application for the change of use of the property at 50 Wrotham Road, Gravesend, from a single-family dwelling (Use Class C3) to a House in Multiple Occupation (HMO) for up to five residents (Use Class C4). The proposal involves no external changes to the property and ensures that the internal layout complies with relevant standards for HMOs, including space standards and amenity provision.

The property is a three-storey dwelling and has been designed to provide high-quality shared accommodation, with the majority of bedrooms benefiting from en-suite facilities. The proposal ensures compliance with all housing and amenity standards.

2. Site Context and Description

The property is a three-storey mid-terrace dwelling located on Wrotham Road in Gravesend. The area is predominantly residential, featuring a mix of single-family homes and HMOs. The site benefits from excellent access to public transport and local amenities, including shops, schools, and healthcare facilities.

The property is currently within Use Class C3 and has been maintained to a high standard. It features on-street parking availability.

3. Proposal Details

The application seeks to convert the property into an HMO for up to five residents under Use Class C4. The proposed internal layout ensures compliance with all relevant standards and includes:

- **Five bedrooms**, with the majority offering en-suite bathroom facilities, ensuring convenience and privacy for residents.
- A shared **kitchen and dining area** providing sufficient communal space for residents.
- Additional shared bathroom and WC facilities for the remaining bedroom, located in easily accessible areas.

There will be no external alterations to the property, ensuring it remains consistent with the character and appearance of the surrounding area.

4. Compliance with Relevant Standards and Policy

The proposal complies with all relevant standards and guidelines, including:

- **Space Standards:** All bedrooms and communal areas meet or exceed the minimum requirements for HMO licensing.
- **Amenity Standards:** Adequate shared and private spaces are provided, including en-suite facilities for the majority of residents.
- **Health and Safety Compliance:** The property will meet all fire safety and housing safety requirements for HMOs.

The change of use also aligns with the objectives of the National Planning Policy Framework (NPPF) to make efficient use of housing stock and diversify the local housing offer to meet demand.

5. Highways and Parking

The property benefits from excellent access to public transport links, including bus services and Gravesend train station, reducing the need for private car ownership among tenants.

Adequate on-street parking is available in the vicinity of the property, and no significant increase in parking demand is anticipated due to the proposed change of use.

6. Conclusion

The proposed change of use from a single-family dwelling (C3) to an HMO (C4) for up to five residents meets all relevant standards and requirements. The proposal provides much-needed, high-quality shared accommodation, with the majority of bedrooms offering en-suite facilities, ensuring convenience and privacy for tenants.

The internal layout has been carefully designed to ensure compliance with all housing and space standards, and the development will support the housing needs of the local area without adversely impacting the surrounding community.

We trust that this application will be positively considered as it adheres to all relevant guidelines and standards.