

MC/26/0358

Date Received: 24 February 2026
Location: 15 Paget Street, Gillingham, Medway ME7 5ER
Proposal: Change of use from a C3 dwellinghouse to a 7-person sui generis HMO.
Applicant DegBri Properties LTD
Mr Steve Degiorgio
Agent LH Architectural
Mr Lewis Harding
69 Highgrove Road
Princes Park
Chatham
ME5 7SF
Ward: Gillingham South
Case Officer: Sam Pilbeam
Contact Number: 01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 29 July 2026.

Recommendation - Approval with Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 4 May 2026:

LHA (31C-25)-001 - Existing Site Plans
LHA (31C-25)-006 - Existing and Proposed Roof Plans
LHA (31C-25)-102 - Proposed Floor Plans
LHA (31C-25)-103 - Proposed Elevations
LHA (31C-25)-104 - Proposed Elevations
LHA (31C-25)-105 - Proposed Sections
LHA (31C-25)-106 - Proposed Bike Store Details

Received 15 June 2026:

LHA (31C-25)-101 REV A - Proposed Block Plans

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 All materials used externally shall match those of the existing building.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 4 Prior to the first occupation of the property as a seven-bedroom Sui Generis HMO the cycle facilities as shown in drawing numbers LHA (31C-25)-106 - Proposed Bike Store Details received 4 May 2026; and LHA (31C-25)-101 REV A received 15 June 2026 shall be implemented in full and retained thereafter.

Reason: In the interests of sustainability and to encourage cycle use with regard to Policy T4 of the Medway Local Plan 2003.

- 5 Prior to the first occupation of the property as a seven-person Sui Generis HMO the refuse facilities illustrated on drawing number LHA (31C-25)-101 REV A received 15 June 2026 shall be implemented in full and retained thereafter.

Reason: In the interests of sustainability with regard to Policy T4 and BNE2 of the Medway Local Plan 2003.

- 6 The house of multiple occupation hereby approved shall be occupied by a maximum of seven people.

Reason: To regulate and control the number of occupants of the property in the interests of the amenities of neighbouring properties and of occupants of the site itself which has limited communal facilities, in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 7 The Waste Management Plan received 15 June 2026 shall be implemented in full on first occupation of the property as a seven-bedroom Sui Generis HMO hereby approved and shall thereafter be permanently retained.

Reason: To ensure that the development does not prejudice the amenities of future occupants in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 8 The Car Parking Management Plan received 4 May 2026 shall be implemented in full on first occupation of the property as a seven-bedroom Sui Generis HMO hereby approved and shall thereafter be permanently retained.

Reason: In the interests of sustainability and residential amenity in accordance with Policy T13 and BNE2 of the Medway Local plan 2003.

The reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

This application seeks planning permission for the change of use of an existing Class C3 dwelling into a seven-bedroom, seven-person Sui Generis House in Multiple Occupation (HMO).

The proposed construction of a single storey rear extension, single storey side extension between the existing rear return and boundary perimeter; and installation of a flat roof box dormer are covered by the lawful development certificate granted under MC/25/1243.

Internally, the proposed HMO would comprise of:

At lower-ground floor - open plan kitchen dining area;
Ground floor - three ensuite bedrooms, bathroom, and utility room;
First Floor - two ensuite bedrooms, an off-suite bedroom, and study; and;
Roof space - an ensuite bedroom.

The property would also benefit from a over 15m deep rear garden.

Relevant Planning History

MC/25/1243	Application for a Lawful Development Certificate (proposed) change of use of class (C3) dwelling house to class (C4) up to a 6 bed HMO. Construction of a dormer to rear to facilitate living accommodation within the roof space. Construction of a single storey extension to side/ rear and an extension to rear along with a single storey outbuilding to rear garden. Decision: Approval Decided: 12.08.2025
MC/25/1657	Change of use from a 6 bedroom HMO (Use Class C4) to a 9 bedroom (Sui Generis) HMO, and the construction of a rear garden outbuilding. Decision: Refusal Decided: 23.12.2025
MC/26/0323	Change of use of existing dwelling (Class C3) to a eight person house in multiple occupation (Sui Generis) together with construction of two single storey rear extensions and a dormer window to rear to provide additional living accommodation within roof space with associated external alterations and bin/cycle storage and a detached outbuilding to rear. Decision: Refusal Decided: 05.06.2026

Representations

The application has been advertised on site, and by individual neighbour notification to the owners and occupiers of neighbouring properties.

Kent Police commented on the application requesting they are consulted as Designing out Crime Officers (DOCO's) to address Crime Prevention Through Environmental Design (CPTED) and incorporate Secured by Design (SBD) as appropriate.

Two letters of objection have been received on the following grounds:

- Proposal conflicts with Policy H7 of the Local Plan, as the property is not detached, nor are there non-residential uses within the surrounding area;
- Proposal would undermine the existing residential character of the area;
- Increased occupancy would result in harm to the existing conditions of amenity;
- Supporting documentation is insufficient to overcome intrinsic harm of the proposed change of use;
- There are existing cumulative impacts of existing other non-single family occupancy properties;
- Proposed highways safety concerns and concerns with parking demands;
- Concerns with refuse and waste storage and management.

Cllr Dan McDonlad has objected to the proposal on the grounds of:

- Increased parking pressures;
- Erosion of the existing residential character of the area;
- Loss of privacy and overlooking;
- Structural concerns regarding the existing property;
- Overdevelopment of the site;
- Increased levels of noise and disturbance.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework December 2024 (NPPF) and are generally considered to conform. Where non-conformity exists, this is addressed in the Planning Appraisal section below.

The Emerging Local Plan has been submitted to the Inspectorate for examination. The policies within this version of the emerging plan have weight in the determination of planning (and associated) applications.

Planning Appraisal

Background

The application site has been subject to several applications seeking various forms of planning consent since mid-2025. This includes an application for Lawful Development, whereby permission was granted for the use of the property as a six-bedroom, six-person Class C4 HMO, alongside the construction of a single storey rear extension, single storey side extension, rear outbuilding and dormer.

For added context, in this case while the external alterations remain extant against this permission, the property has since not been converted into an HMO. Therefore, as of the Article 4 which came into effect on the 22 January 2026, the property can no longer lawfully be converted into a HMO under the applicants permitted development rights.

Following this submission, a further application seeking to intensify the existing use onsite was sought under MC/25/1657. This application was refused at Planning Committee on two grounds:

1. *“The use of the property as a nine-bedroom, nine-person Sui Generis HMO by reason of the scale and intensity of the use would, due to the increased comings and goings and general activity within the property, create increased noise and disturbance that would result in harm to the level of amenity enjoyed by neighbouring occupiers contrary to Policies BNE2 and H7 of the Medway Local Plan (2003), Policy T8 of the Submitted (Regulation 22) Medway Local Plan 2041 (December 2025), and paragraph 135(f) of the National Planning Policy Framework (2024).”*
2. *“The proposed internal layout would result in the failure to provide Bedroom 8 with an adequate standard of accommodation. Its location within the roof space and the sloping roof profile to the front of the property, would result in restricted headroom and would fail to provide at least 75% of the Gross Internal Area with a minimum ceiling height of 2.3 metres, contrary to paragraph (i) of the Technical Housing Standards - Nationally Described Space Standard (2015), which would result in an unacceptable level of amenity for future occupiers, as due to the nature of the HMO would spend a significant proportion of their time within the bedroom. The proposal, therefore, would be contrary to Policies BNE2 and H7 of the Medway Local Plan (2003), Policy T8 of the Submitted (Regulation 22) Medway Local Plan 2041 (December 2025), and paragraph 135(f) of the National Planning Policy Framework (2024).”*

While this decision was not appealed, another application was submitted in 2026, under reference number MC/26/0323, for the same external alterations alongside conversion of the property into an eight-bedroom, eight-person HMO.

While this application overcame the grounds of refusal on the basis of the internal bedroom standards, the proposal was nevertheless refused on the intensity of the proposed use as follows:

1. *“By reason of the scale and intensity of the proposed use, together with the site's location within a closely-knit residential terrace with shared party walls, the proposal would result in increased noise, disturbance, comings and goings and general activity that would erode the existing conditions of adjoining residential amenity and nearby occupiers. As such, the proposal would be contrary to Policies BNE2 and H7 of the Medway Local Plan (2003), Policy T8 of the Submitted (Regulation 22) Medway Local Plan 2041 (December 2025), and paragraph 135(f) of the National Planning Policy Framework (2024).”*

The current application seeks to address the reason for refusal by reducing the number of occupants from eight to seven.

Article 4

The application site falls within Gillingham South, one of the seven Wards that have been covered by an Article 4 Direction restricting the permitted development rights for the change of use from Class C3 (Dwellinghouse) to a Class C4 (Small HMO). This Direction came into effect on the 22 January 2026 and was confirmed on 5 May 2026.

The Article 4 direction for those wards impacted removes the permitted development rights to convert a C3 dwelling house to a C4 small house in multiple occupation via the provisions of Class L of the GDPO.

However, and vitally, it does not make the conversion itself unacceptable, purely bringing the change of use into planning control insofar as the proposed conversion can be assessed against the Development Plan and the NPPF.

Committee should note that a 7-bedroom HMO would not fall within a C4 use and would require planning permission in itself regardless of the Article 4 Direction. The reason for referring to this is for members to be aware that there is now no fall back position to a class C4 6 bed HMO that there would have been before the Article 4 came into effect.

Principle

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

The NPPF seeks to pursue sustainable development in a positive and proactive manner through paragraph 11, stating that applications should be considered with a presumption in favour of sustainable development, unless policy provides a clear reason for refusal, or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. Furthermore, paragraph 61 articulates the Government's objective to significantly boost the supply of homes, highlighting the importance of bringing forward a variety of land and housing types to support local housing demand.

Policy H7 of the Local Plan supports permitting HMO's subject to the following criteria:

- (i) the property is in an area with a predominantly mixed-use or commercial character;
- (ii) and the property is located where increased traffic, and activity would not be detrimental to local amenity; and
- (iii) either the property is detached, and the proposal would not adversely affect the amenity of the occupiers of nearby properties;
- (iv) or where the property is not detached, relevant nearby or adjoining properties are in multiple occupation or a non-residential use; and
- (v) for changes of use, the property is too large to reasonably expect its occupation by a single household.

Policy H7 pre-dates the introduction of Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015; where the change of use from a Class C3 dwellinghouse to a Class C4 small HMO was established as permitted development irrespective of location. In this respect, Class L of the GDPO effectively represented a shift in national policy thinking and a recognition that small HMOs were a legitimate and mainstream form of accommodation.

This thinking has also been reflected in recent years by Inspectors and Court decisions, finding HMOs to form an important part of housing mix in an area and not intrinsically harmful without any adverse impacts having been clearly and robustly evidenced.

In this respect, the Council's emerging Local Plan. Policy T8 moves away from being led by a location and property driven criteria and seeks to avoid detrimental clusters of HMOs and to ensure that they provide a suitable quality of accommodation. The supporting text to the policy acknowledges that HMOs have a role to play in sustainable and inclusive communities providing accommodation for single people on low incomes and can also be accommodation of choice for young professionals moving to an area. The supporting text does though acknowledge harm where there are high concentrations of HMOs and/or poor management of properties. Accordingly, Policy T8 supports planning applications for HMOs where they:

- Do not adversely affect the character and amenity of the area;
- Do not contribute to an over provision of HMOs in an area;
- Do not lead to the loss of suitable units for family accommodation, particularly in areas of high concentration of HMOs;
- Do not generate excessive parking demands;
- Provide a suitable level of amenity complying with national internal space standards and at least one reception room and kitchen or equivalent space;
- Make provision for waste and cycles;
- Do not adversely affect the health of residents – new and existing.

Policy T8 focuses on the cumulative effect of HMOs within a given area. In particular, whether a certain concentration or clustering gives rise to demonstrable harm. This

density led approach aligns more consistently with the weight of appeal decision-making.

Considering the remaining criteria of Policy H7 of the Local Plan and Policy T8 of the emerging plan, firstly, at a Ward level, the total percentage of HMOs when expressed as a percentage represents 2.8% of the total housing stock. In addition to this, at a more local level along Paget Street, the Councils HMO Evidence Paper does not note any additional HMOs along this section of the street. However, it is recognised that there is a small grouping of three HMOs to the eastern end of Paget Street towards its junction with Canterbury Street and additional HMOs along Marlborough Road.

Notwithstanding, given the high density of the area, in conjunction with the limited and dispersed examples of HMOs relative to the application site, an additional HMO along Paget Street is not considered to materially alter this position, nor would it result in a cumulative impact in-such that the development would alter the character or amenity of the area.

Accordingly, the principle of the proposed change of use from a C3 dwellinghouse into a Sui Generis seven-bedroom HMO is considered acceptable.

Design

Both the NPPF and Local Plan stress the emphasis of good design and achieving high quality buildings. Policy BNE1 of the Local Plan states that the design of development should be appropriate in relation to the character, appearance and functioning of the built and natural environment by amongst other matters being satisfactory in terms of scale, mass, proportion, details, and materials.

Paragraph 135 of the NPPF confirms that development should contribute to the overall quality of the area, whilst being sympathetic to local character, including the surrounding built environment and landscape setting; supported further by paragraph 131, which adds that good design is a key aspect of sustainable development.

The application site is located within the urban area of Gillingham, sited between the Great Lines Heritage Park located to the west and Gillingham High Street to the east.

With the property itself located a few dwellings in from the junction between Paget Street and Saxon Street. The application site is bound on all sides by residential plots, with the eastern perimeter being enclosed by the dwellings along Saxon Street; and the south and west forming of rear gardens.

The surrounding built form is comprised of two-storey properties featuring a lower-ground floor and some additional habitable space within the loft. The properties themselves are broadly similar in terms of massing and proportions; featuring relatively narrow plots with proportionally longer rear gardens and alternating rear returns at both single and double storey.

Likewise, the finer architectural details again appear consistent, with regard to the general dressing of the elevations, albeit there is a pleasant degree of variation between the detailing of bays, coining, lintels and material finishes.

Looking at the immediate area as a whole, it is formed of a tightly knit urban grain, predominantly in residential use; with some more commercial uses at ground-floor level located approximately 160m to the east along Canterbury Street.

This character is reflected by the site, being contained within a relatively slim plot but proportionally deep, and the with the main dwelling being afforded a lower-ground floor level and featuring a 'L'-shaped rear return.

The proposed external additions in this instance comprise of the construction of a single storey rear extension to the existing rear return, ground floor infill extension, and flat roof box dormer to the rear.

The ground floor extensions, are all relatively minimal and have obtained a Lawful Development Certificate for their implementation under case reference number MC/25/1243.

Similarly, the proposed dormer was also subject the aforementioned Lawful Development Certificate and can be installed by virtue of the applicants permitted development rights.

While it is understood the proposal seeks to increase the overall bulk and massing of the dwelling, this scale nevertheless would remain in-keeping with what could otherwise be undertaken without the benefit of planning permission; remaining residential in scale and subservient to the host property.

No objections are, therefore, raised in relation to Policy BNE1 of the Local Plan and paragraph 135 of the NPPF.

Amenity

There are two main amenity considerations, firstly the impact of the proposal on neighbours and secondly the living conditions which would be created for potential occupants of the development itself. Policy BNE2 of the Local Plan and Paragraph 135f of the NPPF relates to the protection of these amenities. This is supported by Policies H7 of the Local Plan and T8 of the emerging Plan.

Future Occupants

The proposed bedrooms have been considered against the Technical Housing Standards – Nationally Described Space Standard 2015 with the requirement for the provision of a single bedroom to measure a minimum of 2.15m in width and support a floor area of 7.5m².

All of the proposed bedrooms would exceed these requirements and, in some cases, would significantly exceed the space standards set out by the NPPG. This includes

reference to the internal bedrooms floor to ceiling heights as set out within the NPPG.

Similarly, all bedrooms and habitable rooms would be served with an adequate degree of natural light and afforded suitable outlook.

The property would be served by an open plan kitchen dining area on the lower-ground floor measuring 32m², utility room on the ground-floor, and study on the first floor.

The submitted indicative floor plans include a potential layout configuration, illustrating ample space for work surfaces, below counter units such as dishwashers and washing machines to the rear of the room; alongside space for dining and installation of a television and sofa for general recreation.

Moreover, the additional study and utility room would take further pressures off the main communal area, further enhancing the functioning of the space and environment for future occupants.

Against this backdrop, and when also accounting for the larger bedroom sizes, it is considered the proposed level of communal and functional space would be sufficient to allow for the functioning of the property as a seven-bedroom, seven-person Sui Generis HMO.

Therefore, the proposal would accord with the provisions of Policies BNE2 and H7 of the Local Plan; Policy T8 of the Emerging Plan; and paragraph 135(f) of the NPPF.

In order to ensure the proposed standards of internal amenity are not compromised, or the dwelling does not become overly cramped, a condition requiring the occupancy of the property to not exceed more than a total of seven residents is recommended.

Adjoining Neighbours

The proposed external alterations consist of a single store rear extension to the existing rear elevation; a single storey side extension between the existing rear return and boundary perimeter; and installation of a flat roof box dormer.

By virtue of the properties sitting, relative to the orientation of the sun and adjacent dwellings it is not considered that these alterations would result in a loss of outlook, sunlight; or encroach onto adjoining residential habitable spaces.

The rear dormer would provide views into rear neighbouring gardens but no more than exist by virtue of the existing first floor windows or already exist from other neighbouring two storey properties.

As stated, the external works are and can be undertaken in accordance with the LDC decision.

Turning to the proposed change of use of the property and its conversion into a seven-bedroom HMO, it is vital to first address the history of the site.

In this case, two applications have been refused, seeking a nine and eight-bedroom HMO, on the grounds of noise transference, disturbance and increase level of activity resulting in harm to the adjoining properties. Notwithstanding, each application should be assessed on its own individual characteristics.

As a baseline, the existing property is large, supporting a basement and additional habitable space within the loft. When taking the existing properties layout into account against the standards set out by the NPPG the dwelling would be considered as a four bedroom eight-person dwellinghouse.

Nevertheless, it is recognised that the general character of dwellinghouse and a Sui Generis HMO might differ in terms of timings and patterns of activities, intensity of use including visitors, and operate as numerous independent households as opposed to single family unit.

Whilst acknowledging that a seven-bedroom HMO would inevitably generate a different pattern of occupation, relative to a single-family dwelling, this use does not automatically equate to unacceptable harm.

The property would remain in residential use, supporting an alternative mode of accommodation required given the acute demands of the existing housing crisis. Activity patterns might be more dispersed across the day, however, they would ultimately continue to be associated with typical communal living conditions. Again, as a comparison it is not uncommon for larger families across cultures to occupy larger dwellings as multi-generational homes to a similar effect.

When taking into account the large size of the existing property which could be occupied by a large family, it is not considered that the use of the property as a seven bedroom HMO would result in excessive volumes of noise and disturbance or generate patterns of activities that would result in significant harm to warrant refusal.

As such, subject to conditions securing that the number of occupants is limited to a maximum of seven, and that the submitted waste management and parking management plans are implemented accordingly, no objections are raised against Policies BNE2 and H7 of the Local Plan; Policy T8 of the Emerging Plan; and paragraph 135(f) of the NPPF.

Highways

Policy T1 of the Local Plan relates to the impact on new development on the highway network. Policy T13 of the Local Plan is related to parking standards. Both policies H7 of the Local Plan and T8 of the emerging plan include criteria in relation to impact on parking and amenity.

Paragraph 115 of the NPPF seeks development located in sustainable locations, limiting the need to travel and offering choice of transport modes to reduce congestion and emission and improve air quality and public health. Paragraph 116 of

the NPPF states that development should only be refused on highways grounds if there is an unacceptable impact on highways safety.

While it is understood that the application site would not be able to meet its parking need off-street, nor does the current use as a single occupancy dwellinghouse. Likewise, the Medway Residential Parking Standards state: *"Reductions of the standard will be considered if the development is within an urban area that has good links to sustainable transport and where day-to-day facilities are within easy walking distance"*.

To this effect, the property falls within the urban area of Gillingham and is afforded a range of amenities within approximately 10-to-15-minute walking distance. Including various convenience shops, Gillingham High Street, local green areas, and bus stops. As well as Gillingham Train Station, providing direct links into London and across the south coast.

Given the sites highly sustainable location, within close proximity to range of services, it is considered the development would meet the requirements for a reduction in the overall number parking spaces required.

Furthermore, the development site falls within a car parking management zone. A condition requiring the submission of a parking management plan can be secured; ensuring that any parking pressures can be mitigated via the restriction of the number of parking permits issued against this property.

When considering the parking onsite as a whole: the proposal would likely present itself to occupants who do not possess private vehicles, due to a range of supporting alternative modes of transport alongside the sites close proximity to a range of local amenities; in addition to this, parking permits issued against this property can be limited by the parking management condition.

In addition to this, to further encourage the use of alternative modes of transport, a condition securing implementation of the proposed cycle storage details is recommended.

Subject to the above conditions, no objections would be raised regarding Policies H7, T1 and T13 of the Local Plan, T8 of the emerging Plan or paragraphs 115 and 116 of the NPPF.

Biodiversity Net Gain

As of 2 April 2024, all sites were subject to Biodiversity Net Gain (BNG) as per the conditions of Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

In this instance, no onsite habitat is impacted by the proposal and, therefore, no objection is raised to this with regard to paragraph 193 of the NPPF.

Bird Mitigation

As the application site is within 6km of the North Kent Marshes SPA/Ramsar Sites, the proposed development is likely to have a significant effect, either alone or in combination, on the coastal North Kent Special Protection Areas (SPAs)/Ramsar sites from recreational disturbance on the over-wintering bird interest. Natural England has advised that an appropriate tariff of £350.16 per dwelling (excluding legal and monitoring officer's costs, which separately total £550) should be collected to fund strategic measures across the Thames, Medway and Swale Estuaries. This tariff should be collected for new dwellings, either as new builds or conversions (which includes HMOs and student accommodation).

These strategic SAMMS mitigation measures are being delivered through Bird Wise North Kent, which is the brand name of the North Kent Strategic Access Management and Monitoring Scheme (SAMMS) Board, and the mitigation measures have been informed by the Category A measures identified in the Thames, Medway & Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMM) produced by Footprint Ecology in July 2014. Further information regarding the work being undertaken is available at The Bird Wise website which can be found at <https://northkent.birdwise.org.uk/about/>.

The applicant has submitted a SAMMS Mitigation Contribution Agreement and payment and, therefore, no objection is, therefore, raised under Policies S6 and BNE35 of the Local Plan and paragraphs 194 and 195 of the NPPF.

A decision from the Court of Justice of the European Union detailed that mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a full 'appropriate assessment' is needed under the Habitats Directive. Given the need for the application to contribute to the North Kent SAMMS, there is a need for an appropriate assessment to be carried out as part of this application. This is included as a separate assessment form.

Conclusions and Reasons for Approval

It is considered that there is no over concentration of HMOs in the area and the proposal has been designed to provide a good level of amenity for prospective occupiers without harming the amenity of the neighbouring occupiers.

The proposal complies with the provisions set out in paragraphs 11, 61, 115, 116, 131, 135, 135(f), 194 and 195 of the NPPF, Policies BNE1, BNE2, BNE35, H7, S1, S6, T1 and T13 of the Local Plan and Policy T8 of the emerging Plan. The application is, therefore, recommended for approval.

The application would typically be determined under delegated powers, however, is being referred to Committee on the basis that members have previously overturned an application for an eight bed HMO against this property and due to objections from Cllr Dan McDonald.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection on Medway Council's Website <https://publicaccess1.medway.gov.uk/online-applications/>.