

Delegated Report

Householder Planning Application

Planning Application No: 20250848

Location: 23 Viking Road Northfleet Gravesend Kent

Description: Erection of two storey side, single storey rear extension and garage conversion.

Applicant: Mrs Ogonnaya

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 23/08/2025;
Drawing Number 001 (OS Plan and Bloc Plan – Existing and Proposed);
Drawing Number 002 (Floor Plans – Existing);
Drawing Number 003 (Floor Plans – Proposed);
Drawing Number 004 (Elevations – Existing); and
Drawing Number 005 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19830072	Construction of extension at 1st floor level to form enlarged bathroom	Permitted	15.03.1983
19770317	Erection of single storey extension at front and side to form porch garage and enlarged kitchen	Permitted	01.07.1977

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core

Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

6 surrounding properties were consulted and no responses were received. The consultation period ended on 17th September 2025.

Officer's Analysis

Design, Character and Appearance

23 Viking Road is a semi-detached dwellinghouse located on the northern side of the highway. The property is part back paved to the frontage for off road parking with attached garage.



The application proposes the erection of a two storey side, single storey rear extension and garage conversion.

The single storey rear extension would have a flat roof at a height of 2.77m, would measure 6.95m in width and would project 3m from the rear elevation.

The two storey side extension would have a pitched roof at a maximum height of 7m, an eaves height of 5.08m and would be set down from the ridge of the host dwelling by 0.97m. It would project from the flank elevation by 2.6m and would measure 4.62m in length.

The extensions would create space for an open plan kitchen / dining room and reconfiguration of downstairs bathroom to the ground floor and reconfiguration to create fourth bedroom to the first floor. There would be a bedroom window to the principal elevation at first floor level and 2 no windows to the flank elevation serving the bathroom and kitchen/diner. Any windows serving a bathroom or WC will be required to be obscure glazed to Pilkington Level 3 or above and will be conditioned as such.

The extensions would be constructed with a brick finish and UPVC windows to match the existing dwelling.

The application also proposes to convert the existing garage to habitable rooms by replacing the garage door with a window. The proposed development would create space for internal layout changes to include an additional bedroom.

The proposed window would be aligned to respect the window placement of the existing windows and will be PVCu to match. The front elevation will have a brick finish to match the host dwelling. As such, this proposal is considered to have a minimal impact on the existing dwelling and the immediate street scene.

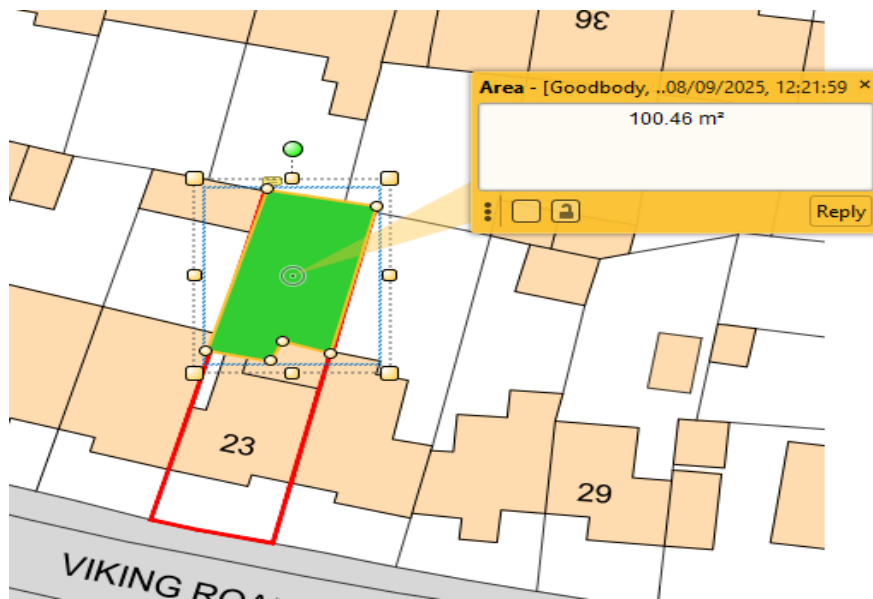
Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will not have a detrimental impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The application looks to increase the number of bedrooms at the property to 5.

Gravesham Residential Layout Guidelines state that a property with four or more bedrooms should have a minimum useable amenity area of 10m in depth and an area of 100m².

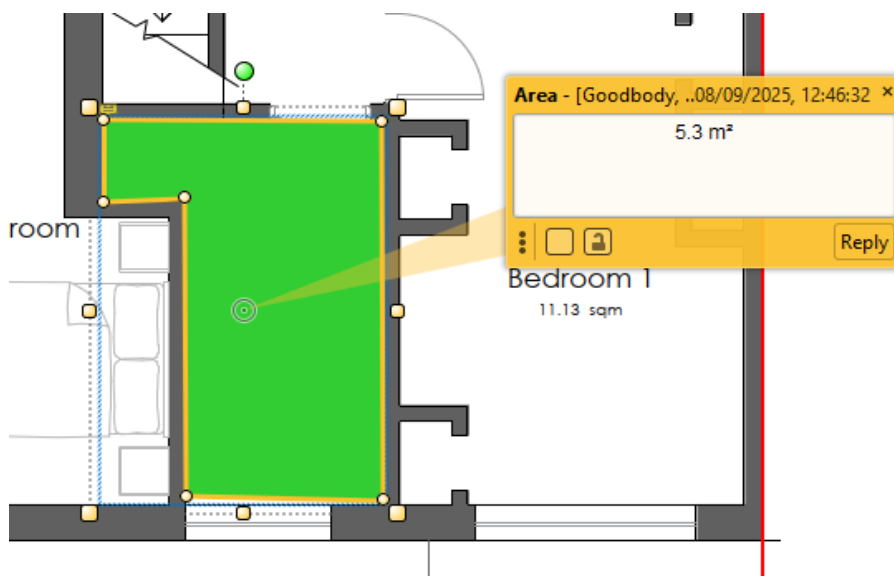
Post development the proposal retains an area of 100.46m² and a minimum depth of 11.72m, in accordance with current guidelines.



Gravesham's Residential Layout Guideline's also set out minimum internal floor sizes as below:

Function of room	Floorspace sq.m
Double bedroom	11.2
Single bedroom	6.5
Living room	13.2
Dining room	9.5
Kitchen	7.2
Kitchen/diner	12.0
Lounge/diner	18.0
Bathroom and WC	3.6
Bathroom only	2.8
WC only	1.3

The application proposes internal layout changes to accommodate for the increase in bedrooms at the property. Resultantly 'bedroom 2' has a proposed decrease in size to 5.3m², below that of the recommended guidelines of 6.5m²:



However, this is considered to be a minimal amount and as such it would be unreasonable to refuse the application on these grounds alone.

As such the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

The application introduces habitable windows to the front elevation at ground and first floor levels. However, the windows are not considered to have more of an impact on neighbouring properties than the existing habitable windows to this elevation.

The application also introduces 2no windows to the flank elevation. However, the windows do not serve habitable rooms and due to neighbouring extension, no concerns are raised with impact on privacy.

The two storey side extension will be adjacent to the flank elevation of neighbouring property known as 21 Viking Road. There are no windows located to the flank elevation of the neighbouring property and therefore the extension is not considered to cause material harm in terms of outlook, privacy or sense of enclosure.

Overall, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

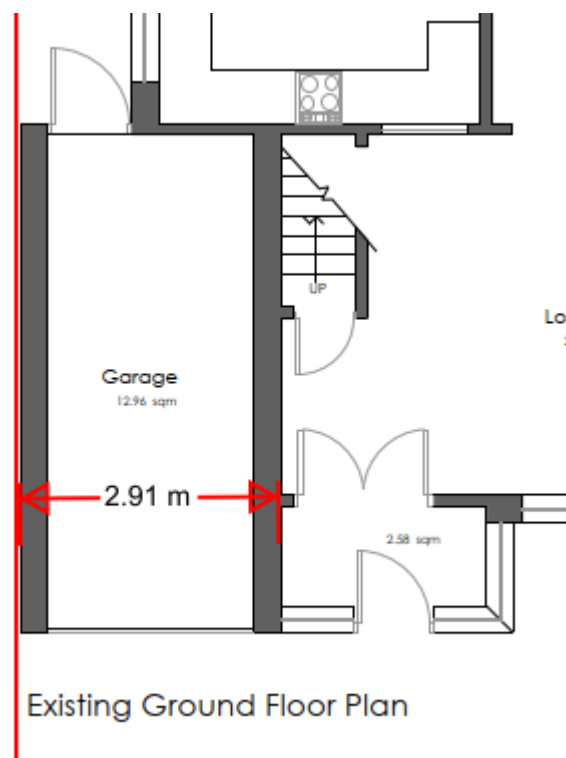
The proposal looks to convert the existing garage and would also increase the number of bedrooms at the property to five.

However, it is considered that that existing garage is unlikely to be used for parking a modern car as it falls below the requirements set out by supplementary planning guidance; SPG 4 - KCC Parking Standards (2006.), as detailed below:

SPG 4 – KCC Parking Standards (2006)

Existing Garage Dimensions

Preferred Garage Size for Single Car	5.5m (length) x 3.6m (width)
Preferred Garage Size for Two Cars	5.5m (length) x 6.0m (width)



The proposal would also retain off road parking at the site and by way of the close proximity to local shops and public transport, there are no highways or parking concerns in relation to the application.

Any Other Material Planning Considerations

Contamination

As part of the proposal is used as a garage, there could be some contamination in terms of oil and other contaminants derived. Therefore, a watching brief condition will be included.

Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials and will not impact on the amenity of future occupiers or neighbouring properties. As such it is recommended that the proposal is permitted subject to conditions.

Recommendation

Permission

(For detailed **conditions** and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	7 th October 2025	Dated:	7th October 2025