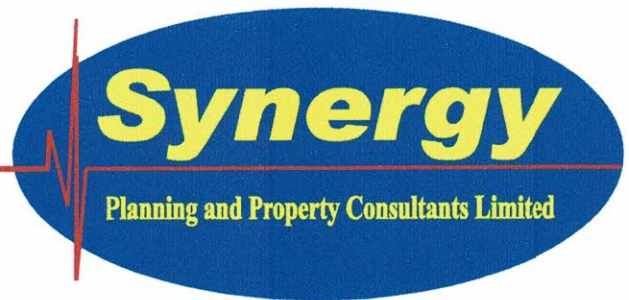


The Office
The Larches
Higham
Rochester
Kent ME3 7NQ

31st August 2023



Planning Services
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU.

Dear Sirs

Re: 23 Villa Road, Higham, Rochester, ME3 7BS.
Proposed single storey rear extension and internal alterations.
Prior approval application for a larger single storey rear extension.

We hereby submit a prior approval application for a rear, single storey extension.

The extension will be to the rear of the original two storey outrigger and to the rear wall of the main rear wall of the house. The maximum depth from the original rear wall being under 6 metres. The eaves height is less than 3 metres.

Along with the extension, internal alterations are to be made to the property to include removing some of the internal walls and turning the staircase around to open up the living space.

Between the gardens to this house and 25 Villa Road there is a high garden wall as can be seen in the photograph below. This wall is potentially dangerous as it moves when pushed against. After an investigation, it has been found that there is not a proper foundation for this wall. It's standing on the soil and partly on a concrete slab walkway to the rear of 23 Villa Road. This wall needs to be removed as soon as possible for safety reasons.

The wall to the proposed extension will be on the same alignment and position as this garden wall and the new wall will be of similar height. The ivy growth along the wall that is also causing damage to the wall and which has affected the lean-to roof to No 25 Villa Road will be removed. The owner of the adjoining properties is aware of the extension proposals and of the need to take down and re-build the wall and is happy with this in principle.

Regulated by RICS

Jonathan Bolton CEMDipFM MRICS Graham Dawes

Registered in England and Wales No.4039927 Tel: 01634 710 881 Fax:01634 710 542

VAT No. 754 1044 54



A staircase will be installed leading to the loft area so that that this can be used for storage associated with the front bedroom.

The proposed extension is permitted development subject to neighbour consultation.

We trust that this application can be validated with the information provided. Should anything further we required please contact the writer.

Yours faithfully


Jonathan Bolton