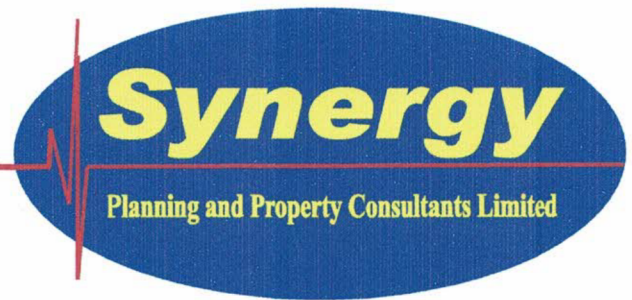


The Office
The Larches
Higham
Rochester
Kent ME3 7NQ



10th October 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.**

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

The extension will be to the rear of the main section of the house and also to the side of the original two storey outrigger. The maximum depth from the original rear wall being 5.695 metres. The eaves height is less than 3 metres.

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. The ivy has now been removed. The occupiers and the owner of the adjoining houses are aware of this extension proposal and raise no objection to it.

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

applicant has a young family who need to move into this property as soon as they are able to once the works have been completed.

Yours faithfully

A black rectangular box redacting the signature of Jonathan Bolton.

Jonathan Bolton

A blue circular mark, possibly a stamp or a handwritten flourish, located to the left of the name Jonathan Bolton.



Part of the proposed extension, the section behind the main rear wall of the house and to the side of the outrigger extending slightly beyond the outrigger (up to 6m from the rear wall of the house) would be permitted development subject to neighbour consultation. However, the section rear of the outrigger would then require planning approval and as can be seen from the drawings, the proposed extension provides a family bathroom and kitchen, therefore we submit this application for the complete proposed extension.

We trust that this application can be validated with the information provided. Should anything further be required or should anything arise during the course of considering this application we request that contact is made with the writer.

A previous larger extension prior approval application has been refused based on the regulations relating to a side extension and width that is permitted. We respectfully ask whether this application can be fast tracked as far as possible because the