

1 Clifton Place
Tunbridge Wells
TN1 1TL

Planning Department
Tunbridge Wells Borough Council

March 2021

Dear Sir/ Madam

General Permitted Development Order (2015 as Amended)

Development Proposal at 1 Clifton Place – Erection of part rear single storey extension

Please find enclosed a Lawful Development Certificate application in respect of the above named property and information in respect of a development proposal ('the Proposal'). Enclosed with the application are plans to scale, incorporating:

- Location Plan
- Existing Elevations (1:50)
- Existing Floor and Roof Plan (1:50)
- Proposed Elevations (1:50)
- Proposed Floor and Roof Plan (1:50)

The Property was constructed before 1948 and there have been no extensions to the property since this time to my knowledge. The Proposal is within 2m of the side boundary of the site. The property is end of terrace.

The Proposal is located in the Madeira Park and Warwick Conservation Area. No Article 4 restriction applies in this Conservation Area. The Proposal will not impact on the streetcene or character of the Conservation Area, as it is located to the rear of the property, and is of a scale commensurate with the existing dwelling.

The Proposal is permitted development by virtue of the General Permitted Development Order (2015 as Amended), noting the provisions of the Order relevant for Conservation Areas (Article 2(3) land).

The reasons:

- The Proposal, once constructed, would retain more than 50% of the remaining area of garden;
- The Proposal is single storey;
- The Proposal height to eaves is less than 3m;
- The Proposal would not extend to a height greater than 4m;
- The exterior wall finish will match the existing painted brick exterior (no cladding is proposed);
- The proposed top hung roof lights are amendments to the existing rear roof at single storey.

The proposal infills the rear of the property, and hence is well within the 3m limit of rear extensions as it sits within the existing rear extent of the building. No side extension is proposed as the Proposal sits flush to the principal side elevation of the property.

Consultation with the adjacent properties is not required as the Proposal does not require a Prior Notification process, owing to its scale.

Please may you confirm the Proposal as permitted development in response to this Lawful Development Certificate application.

Yours faithfully,



Nicolas Collins
1 Clifton Place
Tunbridge Wells
TN1 1TL