



SJM PLANNING

Tunbridge Wells Borough Council
Mount Pleasant Road
Tunbridge Wells
Kent
TN1 1RS

SJM Planning Ltd
The Old Granary
Strettit Farm
Snoll Hatch Road
East Peckham
Tonbridge
Kent, TN12 5EE
01892 882228
www.sjmplanning.com

28 November 2023

Dear Sir/Madam

Site Address – 69 Culverden Down, Tunbridge Wells, Kent

Proposal – Demolition of existing property and erection of 9 apartments. Renewal of previous permission 21/01700/FULL.

This covering letter has been prepared in support of my client's planning application. This is in relation to the above proposal. In addition to this statement, drawings have been submitted along with the relevant planning application forms.

Site Description

The site is a large existing detached dwelling within the Limits to Built Development. The existing property is 2 storey in nature, set on a lower level to the road within substantial grounds. The site slopes down significantly from the front down to the back of the site. There is significant planting to the rear and side boundaries which is consistent with the prevailing character of the area.

Planning History

Whilst the property has an extensive planning history, of greatest relevance is the latest planning permission reference 21/01700/FULL. Planning permission was granted in January 2022 for the 'demolition of existing dwelling and erection of detached building containing 9 apartments. Creation of communal parking area. Associated hard and soft landscaping'

Condition 1 of this planning permission requires the development to be commenced within three years of 14th January 2022 (the date of the permission).

Planning Proposal

This application essentially seeks to renew the above planning permission (ref 21/01700/FULL) to extend the period of time to commence the permission by a further 3 years. No alterations have been made to the proposal since the previously approved application.

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Highways and Parking

No alterations have been made to the previously approved parking arrangements, with room for manoeuvring within the site to enter and exit in a forward gear. The proposal is therefore considered to comply with Local Plan Policies TP4 and TP5.

Conclusion

The scheme accords with the NPPF (2019), Policies EN1, EN25, TP4 and TP5 of the TWBC Local Plan 2006 and Policies CP1, CP4, CP5, and CP14 of the Core Strategy 2010. We respectfully request that planning permission is granted without delay.

I trust this letter sets out my client's planning application proposal in full, if however you require any further information please let me know.

Yours faithfully



Simon McKay BSc MA MRTPI
Director, SJM Planning Ltd

