

Our Ref: 2264B

Planning Department
Ashford Borough Council
International House
Dover Place
Kent
TN23 1HU

17th December 2025

Dear Sir / Madam,

PROPOSAL: Redevelopment of Former Costcutter Shop, Store and Site to provide a three-storey property with no.4 flats, associated parking and a community amenity garden along the A28.

LOCATION: Former Costcutter Site (Also known as New Blue Barn Store), Ashford Road, St Michaels, Tenterden, Kent, TN30 6PR.

APPLICANTS: San Roque Kent Ltd

We are instructed to submit a Full Planning Application on behalf of our client, San Roque Kent Ltd, who is the Applicant for the above proposal.

The following documentation is lodged electronically for the Council's formal consideration:

1. A Full Planning Application Form
2. Drawings providing the required Plans and Elevations:
 - 2264-B D01 Location Plan and Existing Site Plan
 - 2264-B D02 Existing Floor Plans and Elevations (shop)
 - 2264-B D03 rev 1 Proposed plans and Elevations
 - 2264-B D04 rev 1 Proposed Site Plan
 - 2264-B D05 Proposed vehicle Tracking
 - 2264-B D06 BNG Plans
 - Spatial Checklist
3. A Design, Access, BNG and Planning Statement
4. A copy of this covering letter
5. BNG metric

This application follows positively received pre-application advice with the LPA and is based upon the advice provided.



Price Whitehead

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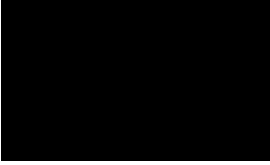
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Registered in England and Wales
The Price-Whitehead Company Ltd
Company No 04593926



Should you have any queries concerning this application, please do not hesitate to contact us further.

Yours faithfully,



Helen N. Whitehead MRAC MRICS

MD & Founder