



Folkestone and Hythe District Council
Civic Centre
Castle Hill Avenue
Folkestone
CT20 2QY

Highways and Transportation
Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD
Tel: 03000 418181
Date: 8 April 2019

Application - Y19/0275/FH

Location - 39 CHERITON GARDENS FOLKESTONE KENT CT20 2AS
Proposal - CHANGE OF USE AND CONVERSION OF FORMER CARE HOME INTO 9 APARTMENTS (USE CLASS C3) ASSOCIATED LANDSCAPING TOGETHER WITH A SINGLE STOREY EXTENSION FOLLOWING THE REMOVAL OF EXISTING CONSERVATORY AND REAR EXTERNAL FIRE ESCAPE.

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

This is the third application for this site.

I note that this application is proposing to provide 4 car parking spaces on the hardstanding area to the north of the property. This is an improvement on the previous 2 applications. This will require a bound surface and the provision of measures to prevent the discharge of surface water onto the highway.

Again as per the previous 2 applications, the Planning and Design & Access Statement states: *"The proposal would be occupied by singletons rather than families, and this combined with the excellent accessibility of the site means occupants would have no need of a car"*, yet the plans include a number of apartments with a child's bedroom/study.

Nonetheless, the location of the application site is within the town centre, very close to services and public transport. The public highway in the locality is subject to controlled parking and corner protection parking restrictions. Any parking generated by the proposal will not cause a highway safety issue and could certainly not be classed as having a severe impact and as such I am unable to object to the proposal.

All dwellings with a private off-street car park should have an electric vehicle (EV) charging point installed and this should be subject to a planning condition. Where communal car parks are proposed EV charging points should be provided at a rate of 10% of the total car parking provision.

An area for bicycle storage has been included on the plans, but with very little information. This needs to be covered and secure, and storage provided on the ration of one space per apartment

With the above in mind I can confirm that provided the following requirement is secured by

condition then I would raise no objection on behalf of the local highway authority:-

- Provision and permanent retention of the vehicle parking spaces shown on the submitted plans 19/2974/3 prior to the use of the site commencing.
- Provision and permanent retention of secure, covered cycle parking facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.
- Use of a bound surface for the first 5 metres of the access from the edge of the highway.
- Provision of measures to prevent the discharge of surface water onto the highway.

INFORMATIVE: It is the responsibility of the applicant to ensure , before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at

<https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Yours faithfully

Fiona Wiles

Transport & Development Planner