

The Old Coach House, 211 Canterbury Road, Birchington, Kent, CT7 9AH

Proposed Residential Change of Use

November 2023

Introduction

1. Transport Dynamics have been appointed to provide traffic and transport advice to support a proposed change of use from commercial floorspace to residential use through the provision of a two-bedroom dwelling at The Old Coach House, 211 Canterbury Road, Birchington, Kent, CT7 9AH.
2. This latest proposal and planning application follows on from a recent planning consent (*referenced as Thanet District Council Planning Application TH/23/1126*) at the same property for a one-bedroom unit which was granted in October 2023. For the recent planning application Kent County Council Highways through their consultation response clarified that the existing and retained driveway and vehicular access benefits from two off-street dedicated parking spaces, in this case supporting a two-bedroom unit. Furthermore as now the existing floorspace creates traffic generation which will in future be lower due to change in use to residential use. For ease of reference the KCC Highway Comments are provided at **Appendix A**.
3. This statement details the existing site, accessibility to public and sustainable transport modes as well as detailing the proposed re-use of the application site.

Existing Site

4. The application site located in central Birchington on the southern side of Canterbury Road (A28) and comprises a single storey building consisting of office floorspace, along with ancillary storage space. A site location plan is provided at **Appendix B**.
5. An existing and established vehicular crossover exists to the north east of the property from Canterbury Road, from where pedestrian access to the property is also taken.
6. Starting in central Margate the A28 runs inland via Canterbury before finishing at Hastings. The road runs on an east west alignment in proximity to the application site. The A28 connects with the A299 Thanet Way before becoming the M2 at Faversham.

7. The site is located to the south of Canterbury Road, with off-street dedicated parking provided for two vehicles when parallel parked.
8. The property is currently in use as commercial floorspace, with up to five full time employees, regular office hour visitors, as well as servicing and deliveries during office hours. Due to company growth the occupant is relocating to purpose built and efficient modern facilities.

Access To Public and Sustainable Transport Modes

9. Given the site's location excellent accessibility to both public transport and sustainable transport modes is possible. **Figure 2 at Appendix C** details the site's location to public and sustainable modes of transport.
10. The closest westbound Canterbury Road bus stop to the site is located 35m away providing access to seven bus routes with destinations including Canterbury, Herne Bay and Minnis Bay. National Express Coach services (Route 022) also stop providing onward connections to Canterbury and London.
11. The Eastbound bus stop is also located 35m away providing access to Westgate, Margate, Cliftonville, Margate, Broadstairs and Ramsgate.
12. In terms of National Rail services the closest railway station is Birchington-on-Sea and is located 675m from the application site.
13. From Birchington trains operate westbound to London Victoria, with destinations served including Faversham and the Medway Towns, while eastbound trains serve Margate, Broadstairs and Ramsgate, Dover/Canterbury West and London Charing Cross.
14. All services are operated by SouthEastern Trains with the typical off-peak service being one train per hour to London Victoria and two trains per hour to Ramsgate.

November 2023 Proposal

15. It is proposed to redevelop the application site from commercial to residential use. The existing and established vehicular crossover and access, along with two dedicated off street parking spaces will be retained.
16. Residential use will replace and extinguish all commercial uses at the site, allowing the creation of modern purpose built and thermally efficient residential floorspace. At the same time electric vehicle charging infrastructure can be installed at the site. Overall traffic levels from employees, visitors and servicing will fall with the extinction of commercial uses at the application site.



Appendix A



Thanet District Council

Cecil Street
Margate
Kent
CT9 1XZ

Highways and Transportation

Kroner House

Eurogate Business Park

Ashford

TN24 8XU

Tel: 03000 418181

Date: 7 September 2023

Our Ref: FW

Application - F/TH/23/1126

Location - 211 Canterbury Road, BIRCHINGTON, Kent, CT7 9AH

Proposal - Change of use from single storey commercial unit (Class E) to 1No 1-bed dwelling together with associated access, parking, landscaping, cycling and bin stores, together with the introduction of an EV charging point, following demolition of existing front extension and roof covering and north western wall of front storage area

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

The property is currently used as a commercial floorspace, and has a direct vehicular access onto the A28, with off street parking for 2 vehicles.

The proposals will convert this into a one bedroom dwelling, with parking for one vehicle though I note that there is sufficient space to provide parking for two vehicles. I would also add that this site is very sustainable, given it's proximity to local amenities and public transport.

The proposed change of use will see a reduction in vehicle movements using this access. Whilst it is not ideal that a vehicle has to reverse onto the A28, this is the existing means of using the access, and there is good visibility in the prevalent direction of traffic. In addition there is the provision of double yellow lines on the A28, which prevents any on street parking in this location, which means the available visibility is maintained. As such I am content to accept this arrangement.

The parking provision is acceptable and meets current standards. An Electric Vehicle charging point will also be provided.

A shed is to be provided within the garden space for bicycle storage which is acceptable.

I refer to the above planning application and confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

- Submission of a Construction Management Plan before the commencement of any development on site to include the following:
 - (a) Routing of construction and delivery vehicles to / from site
 - (b) Parking and turning areas for construction and delivery vehicles and site personnel
 - (c) Timing of deliveries
 - (d) Provision of wheel washing facilities

- (e) Temporary traffic management / signage
- Provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing.
- Provision and permanent retention of the Electric Vehicle charging point shown on the submitted plans prior to the use of the site commencing. All Electric Vehicle chargers provided for homeowners in residential developments must be provided to Mode 3 standard (providing a 7kw output) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:
<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>
- Provision and permanent retention of the cycle parking facilities shown on the submitted plans prior to the use of the site commencing.
- Use of a bound surface for the first 5 metres of the access from the edge of the highway.

Informative: It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

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 public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant 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.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181


Yours Faithfully

Director of Highways & Transportation

*This is a statutory technical response on behalf of KCC as Highway Authority. If you wish to make representations in relation to highways matters associated with the planning application under consideration, please make these directly to the Planning Authority.

Appendix B



Drawing Title		Site Location Plan				
Job Title	The Old Coach House, Birchington	Scale:	N.T.S	Drawn by:	T.W.S	
				1st Issued:	Jan 2023	
				Job No:	PCD 492	
					Drg No:	Figure 1

Appendix C



National Rail
Birchington

Canterbury Road (A28)

Station Road

Canterbury Road (A28)


Canterbury Road (A28)

Site
Location

Bus Routes;
8, 8A, 8X, 36, 48,
943, 944, 022 NX
Coach

Bus Routes;
8, 8A, 8X, 36, 48,
943, 944, 022 NX
Coach



Drawing Title		Public & Sustainable Transport Accessibility			
Job Title	The Old Coach House, Birchington	Scale:	N.T.S	Drawn by:	T.W.S
				1st Issued:	Jan 2023
				Job No:	PCD 492
					Drg No: Figure 2