

PARKING PROVISION STATEMENT – PP-15163377

Application Site: 35 Rectory Road – Wokingham – RG40 1DP

Proposal: Erection of a semi-detached garage to an existing 5-bedroom semi-detached dwelling.

Local Planning Authority: Wokingham Borough Council

1. Introduction & Context

This statement is submitted in support of the planning application for a new semi-detached garage. The property is an existing 5-bedroom semi-detached residential property (Use Class C3). The purpose of this document is to demonstrate that the development provides adequate vehicle and cycle parking in accordance with Wokingham Borough Council's Managing Development Delivery Local Plan and associated parking standards guidance.

2. Local Policy Requirements

According to Wokingham Borough Council's residential parking standards

- **A 5-bedroom dwelling** requires a minimum allocation of **3 off-street parking spaces**.
- To count toward the official parking allocation, an off-street parking bay must meet the council's recommended size guidelines.
- Wokingham Borough Council generally excludes standard residential garages from being counted as official parking spaces. Therefore, the property must maintain its required allocation externally on the driveway or within the curtilage.

3. Proposed Parking Provision

- **Driveway/External Parking:** The property retains a large front driveway capable of parking **3** vehicles independently. – See Plan APL 2406 – P03
- **Garage Space:** The proposed semi-detached garage will provide **1** additional secure, sheltered space. While primarily intended for secure vehicle parking, general residential storage, it represents a net addition to the property's utility without displacing required baseline parking.
- **Total Provision: 3 external spaces + 1 garage space**, which fully complies with and exceeds the local requirement.

4. Layout, Dimensions, and Access

- **Space Dimensions:** All external driveway parking bays measure at least **2.4m x 4.8m**, providing a safe and standardised footprint for modern motor vehicles.
- **Garage Internal Dimensions:** The proposed semi-detached garage features internal dimensions of **2.76m (Width smallest point) x 4.25m (Width largest point) x 7.25m length**, ensuring there is comfortable clearance to exit a standard vehicle.
- **Access & Highway Safety:** The proposed garage utilizes the existing, established crossover onto the public highway. Turning circles and visibility splays remain entirely unaffected. Vehicles can safely manoeuvre onto and off the site without causing an obstruction or a highway safety risk.

5. Sustainability & Cycle Infrastructure

- **Cycle Storage:** The new garage provides secure, weather-proof internal storage for at least **2 bicycles**, encouraging sustainable travel options.

6. Conclusion

- The proposed semi-detached garage does not reduce the property's baseline off-street parking below the council's 3-space requirement for a 5-bedroom home. The layout ensures high usability, protects local highway safety, and adds sustainable infrastructure. The local planning authority is respectfully requested to approve the parking provision as submitted.