

Parking Provision Statement

Proposal: Replacement Dwelling

Location: Wargrave, Berkshire

Date: 2 March 2026

1. Introduction

This Parking Provision Statement has been prepared in support of a planning application for a replacement dwelling in Wargrave, Berkshire. It sets out the existing and proposed parking provision on the site and demonstrates that the proposal meets or exceeds the parking standards applicable to the development.

2. Existing Parking Provision

The existing dwelling on the site currently provides parking for three vehicles within the curtilage of the property. This parking is accommodated off the public highway, making a positive contribution to highway safety and reducing on-street parking demand in the surrounding area.

3. Proposed Parking Provision

The proposed replacement dwelling will provide parking for four vehicles within the curtilage of the site. This represents an increase of one additional parking space compared to the existing provision, and all spaces will be located off the public highway.

4. Parking Provision Summary

Parking Provision	Number of Spaces
Existing (current dwelling)	3 spaces
Proposed (replacement dwelling)	4 spaces
Net change	+1 space (increase)

5. Policy Compliance

Wokingham Borough Council's parking standards, as set out in its adopted Development Plan and associated Supplementary Planning Documents, require new dwellings to provide adequate off-street parking to serve the needs of future occupants and to avoid adverse impacts on highway safety.

The proposed provision of four off-street parking spaces for the replacement dwelling is considered to be appropriate and proportionate to the size and nature of the proposed property. The proposal meets the Council's parking requirements and will not result in any increase in on-street parking demand. On the contrary, the additional space provided represents an improvement upon the existing situation.

6. Conclusion

The proposed replacement dwelling in Wargrave will provide four off-street parking spaces, an increase of one space over the three spaces currently available on the site. The proposal therefore exceeds the existing parking provision, complies with the applicable parking standards, and will have no adverse impact on highway safety or the free flow of traffic in the surrounding area.

Prepared by the Applicant / Agent

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