

PARKING PROVISION STATEMENT

Address: 565 Reading Road, Winnersh
Proposal: Rear dormer window extension.
Local Planning Authority: Wokingham Borough Council
Previous Planning Reference: 231919

1. Background

The current application seeks consent for a small dormer window within the existing pitched roof at first-floor level at 565 Reading Road, Winnersh. The dormer enlarges an existing rear bedroom, providing additional internal space.

The property currently comprises four first-floor bedrooms and a study space, and the dormer does not add any new bedrooms. Therefore, there is no increase in occupancy or vehicle demand associated with the development.

The property previously benefitted from consent under planning reference 231919 for a two-storey side extension, a single-storey rear extension, and a rear dormer window. That previously consented scheme did not generate any additional parking requirements, demonstrating that the site can accommodate the property's existing and proposed internal layout.

2. Existing Parking Provision

- The dwelling is a single-family detached house with a large frontage.
- On-site parking accommodates 4+ vehicles comfortably on the existing driveway.
- The driveway is spacious and easily accessible from Reading Road.
- The property has direct access to Reading Road, a residential street with various parking restrictions.
- The previously consented extensions under 231919 did not alter the driveway or parking provision, and the site retained adequate parking for the enlarged dwelling.

3. Proposed Parking Provision

- The dormer only enlarges an existing bedroom and does not increase the number of bedrooms or residents.
- The existing driveway and frontage continue to provide ample parking for 4+ vehicles, exceeding Wokingham Borough Council standards.
- No increase in vehicular access or hardstanding is proposed.
- Compared with the previously approved 231919 scheme, the current proposal represents a smaller-scale alteration with no additional impact on parking.

4. Policy Compliance

The development maintains sufficient on-site parking and aligns with national and local planning policy:

Managing Development Delivery Local Plan – Policy CC07 (Parking): Requires residential development to provide adequate parking to meet residents' needs and minimise overspill onto public highways. The site easily accommodates 4+ vehicles, well above the standard requirement for a 4-bedroom dwelling.

Core Strategy Policy CP6 – Highways and Transport: Ensures safe and convenient access for residents and vehicles; the large frontage provides safe manoeuvring space.

NPPF Section 9 – Promoting Sustainable Transport: Supports safe and sustainable transport outcomes and requires planning decisions to consider highway safety and accessibility.

The previously consented scheme (ref: 231919) confirms that the site's parking provision has been acceptable to WBC, and the current dormer proposal does not alter this.

5. Conclusion

The development:

- Does not alter the existing vehicular access;
- Retains and exceeds sufficient on-site parking for 4+ vehicles; and
- Complies with national and local policy on parking and highway safety.

Given the previously consented scheme under planning reference 231919, the proposed dormer window will not create any additional parking or highway safety issues, and no further parking mitigation is required.