

Parking Provision Details

Project Address: 58 Langborough Road, Wokingham, RG40 2BT

Proposal: Single Storey Rear Extension, Loft Conversion with Rear Dormer, Demolishing Existing Garage, Erection of a Carport with Electric Vehicle Charging Point and Gate, Painting Roof with Charcoal, Replacing Windows and Doors with Black Frame, White Render and Wood Cladding, Removal of a Tree and Chimney, Internal Reconfiguration and All Associated Works

Existing Use: Single-family dwelling

Existing Parking Provision: 1 off-street parking space (via garage access to the rear)

Proposed Parking Provision:

- Existing garage to be **demolished**
- A **carport structure** is to be constructed over the parking space for shelter and visual screening
- Provision of an **electric vehicle charging point** adjacent to the carport
- A **new gate** is proposed to provide secure pedestrian access from the parking area to the rear garden

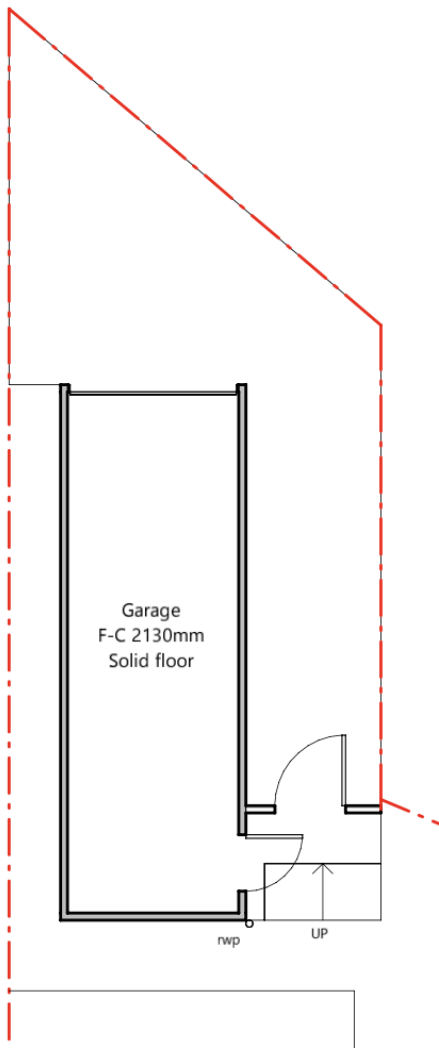
Access:

- Vehicular access remains from the existing rear lane
- All dimensions and layouts comply with standard requirements for a single parking bay (min. 2.4m wide x 4.8m long)

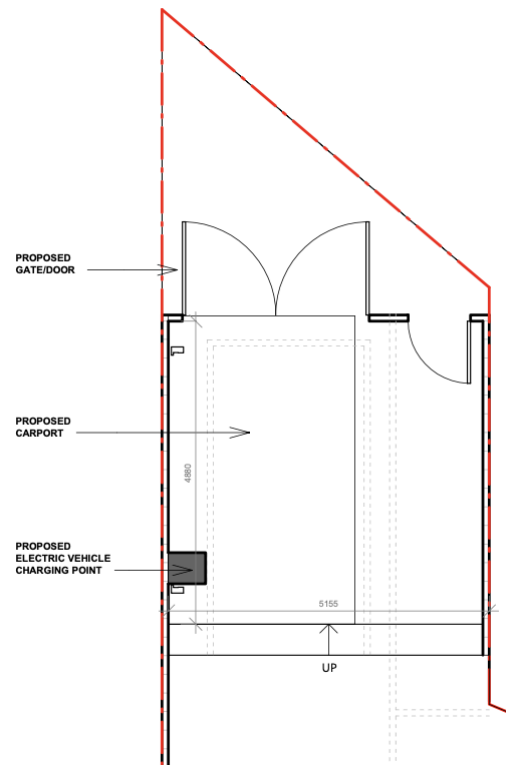
Materials and Appearance:

- Carport to be designed in keeping with the overall architectural style of the property, using neutral tones and lightweight roofing

Existing



Proposed



Conclusion:

The proposed changes maintain existing parking capacity while improving sustainability through the addition of an EV charging point. The layout ensures continued safe and functional access without impacting the amenity of neighbouring properties.