

PARKING PROVISION STATEMENT

Address: 78a Eastheath Avenue, Wokingham
Proposal: Erection of a part single, part two storey side extension to the dwelling, incorporating a new front entrance porch, together with associated alterations to the existing fenestration.
Local Planning Authority: Wokingham Borough Council

1. Background

The current application seeks consent for the erection of a part single, part two storey side extension to the existing dwelling at 78a Eastheath Avenue, Wokingham, incorporating a new front entrance porch, together with associated alterations to the existing fenestration.

The proposed extensions are located entirely to the side of the dwelling and do not encroach upon the existing parking areas at the front or rear of the property. The proposals also include the relocation of the entrance porch from the side elevation to the front elevation of the dwelling.

Whilst the development introduces one additional bedroom, the on-site parking provision remains wholly unaffected by the proposals, with parking retained both at the front and rear of the dwelling, consistent with the current arrangement.

2. Existing Parking Provision

The dwelling is a single-family detached house with existing parking provision for two vehicles at the front of the property and one further space to the rear, giving a total of three off-street parking spaces.

The front parking area is accessed via the junction of Eastheath Avenue and Reeves Way, providing a well-established and convenient point of vehicular access to the site. The existing entrance porch is located on the side elevation of the dwelling and does not form part of the current parking or access arrangement. The existing access arrangements and hardstanding areas are well-established and serve the property adequately in its current form.

3. Proposed Parking Provision

The proposed side extension and relocated front entrance porch do not affect, reduce, or alter the existing parking areas. The new entrance porch is to be repositioned on the front elevation of the dwelling and does not encroach upon the existing front parking area, which continues to accommodate two vehicles. The existing rear parking space is also fully retained, maintaining a total of three off-street parking spaces.

The existing vehicular access at the junction of Eastheath Avenue and Reeves Way is retained without any alteration or interruption, and no increase in hardstanding is proposed. The total on-site parking

provision of three spaces is considered adequate to serve the enlarged dwelling, including the one additional bedroom introduced by the proposals.

4. Policy Compliance

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

Managing Development Delivery Local Plan (adopted February 2014) – Policy CC07 (Parking) and Appendix 2 (Car Parking Standards)

Policy CC07 requires development to make adequate parking provision to meet the needs of occupants and minimise overspill onto the public highway. The parking standards set out in Appendix 2 of the MDD are based on dwelling size and accessibility zone. The site retains three off-street parking spaces following the addition of one further bedroom, which is considered adequate to meet the standards applicable to the dwelling and to accord with Wokingham Borough Council's requirements. The existing vehicular access at the junction of Eastheath Avenue and Reeves Way is unaltered by the proposals.

Core Strategy Policy CP6 – Highways and Transport

Policy CP6 seeks to ensure safe and convenient access for all users and to promote sustainable travel choices. The existing access arrangements at the junction of Eastheath Avenue and Reeves Way are retained without alteration, and neither the side extension nor the relocated front entrance porch prejudices highway safety or the ability to manoeuvre vehicles on-site.

NPPF (December 2024) – Chapter 9, Promoting Sustainable Transport

The NPPF requires planning decisions to take account of whether safe and suitable access can be achieved and whether the proposed development would give rise to unacceptable highway impacts. The proposed development does not alter access arrangements, does not reduce parking provision, and raises no conflict with national transport policy.

5. Conclusion

The proposed part single, part two storey side extension and relocated front entrance porch at 78a Eastheath Avenue, Wokingham are confined to the side and front elevations of the dwelling and have no bearing on the existing parking layout.

The existing vehicular access at the junction of Eastheath Avenue and Reeves Way is fully retained, and the total provision of three off-street parking spaces remains unchanged. Whilst one additional bedroom is introduced, the existing parking provision is considered sufficient to accommodate the modest increase in potential occupancy in accordance with Policy CC07 of the Managing Development Delivery Local Plan, Core Strategy Policy CP6, and the NPPF. No further parking mitigation is required.