

PARKING PROVISION STATEMENT

Address: Sandastra, Heath Ride Wokingham, RG40 3QE
Proposal: Erection of a single-storey front porch; extension to existing bay windows; alterations to front and rear window openings; material changes to existing dormer windows and changes to external landscaping.
Local Planning Authority: Wokingham Borough Council

1. Background

The current application seeks consent for a single-storey front porch, extensions to existing bay windows, alterations to window openings, material changes to existing dormer windows, and changes to external landscaping at Sandastra, Heath Ride.

The proposed works are primarily aesthetic and structural enhancements to the existing building envelope. The project does not involve the creation of any additional bedrooms or the conversion of non-habitable space into new bedrooms. Therefore, there is no increase in occupancy or vehicle demand associated with the development.

2. Existing Parking Provision

- **Property Type:** The dwelling is a single-family detached house situated on a generous plot on Heath Ride.
- **Capacity:** On-site parking currently accommodates 3+ vehicles comfortably on the existing private driveway.
- **Access:** The driveway is spacious and easily accessible from Heath Ride, providing sufficient depth to ensure vehicles do not overhanging the public highway.
- **Local Context:** Heath Ride is a residential semi-rural lane where off-street parking is the established standard for detached properties.

3. Proposed Parking Provision

- **No Increase in Demand:** The proposal involves a front porch and bay window extensions which do not increase the number of residents or bedrooms.

- **Site Layout:** While the proposal includes changes to external landscaping, these works do not reduce the available hardstanding area used for parking. The existing driveway and frontage continue to provide ample parking that meets or exceeds Wokingham Borough Council standards.
- **Access:** No changes to the existing vehicular access point or visibility splays are proposed.
- **Construction Phase:** All landscaping and construction activity will be managed on-site to ensure no obstruction to Heath Ride.

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. As the bedroom count remains unchanged, the existing provision remains compliant with the Borough’s standards for a dwelling of this size.
- **Core Strategy Policy CP6 – Highways and Transport:** Ensures safe and convenient access. The proposal retains the existing safe manoeuvring space within the property boundary.
- **NPPF Section 9 – Promoting Sustainable Transport:** The proposal has no impact on highway safety or the local transport network.

5. Conclusion

The development:

- Does not alter the existing vehicular access;
- Retains sufficient on-site parking for [insert number] vehicles;
- Does not increase the parking requirement of the dwelling; and
- Complies with national and local policy on parking and highway safety.

The proposed alterations at Sandastra are modest in scale regarding land use. The parking provision remains entirely adequate for the property, and no further parking mitigation is required.