

Parking Plan

Proposed Change of Use: Residential Dwelling (Use Class C3) to Residential Children's Home (Use Class C2)

Address: 94 Hartsbourne Rd, Earley, Reading RG6 5SJ

Date: April 2026

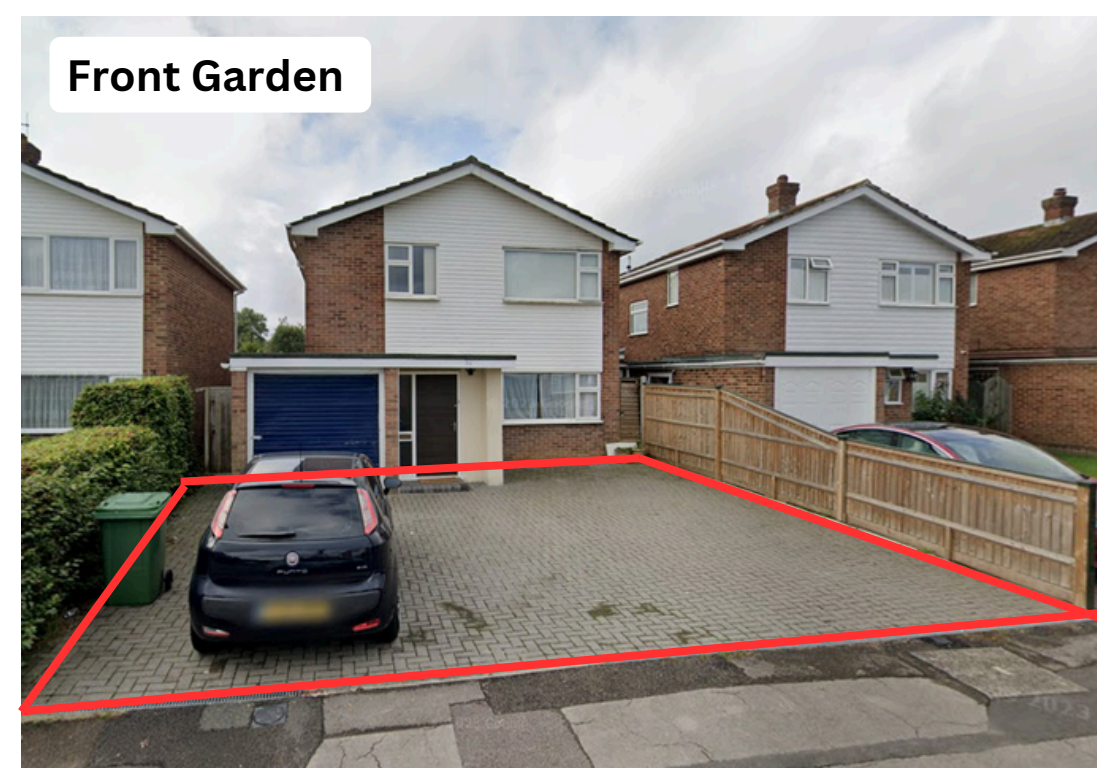
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Parking and Travel Arrangements

94 Hartsbourne Road, Reading, benefits from excellent off-street parking provision, with space to accommodate up to three vehicles within the property boundary. This level of provision ensures that the day-to-day parking requirements of the property are fully met on site, avoiding undue pressure on neighbouring streets or the surrounding highway network.

In addition to the on-site provision, the property also benefits from ample on-street parking availability along Hartsbourne Road and the surrounding area. Any such use would typically be occasional and supplementary in nature, ensuring that the operational needs of the property can be comfortably accommodated without causing obstruction or inconvenience to nearby residents.

Staff and visitors will be encouraged to adopt sustainable travel practices, including the use of public transport, walking, cycling, and car-sharing wherever practical. The property benefits from access to Reading's wider transport network, which supports sustainable travel choices.

These arrangements align with the objectives of the Reading Borough Local Plan and the Council's wider transport and environmental policies, which seek to balance adequate parking provision with reduced car dependency, improved air quality, and sustainable development.

Overall, the parking provision at 94 Hartsbourne Road is considered more than sufficient, policy-compliant, and capable of supporting the needs of the property without adverse impact on the surrounding area.