

Parking Provision Statement

Site Address: 9 Andrews Road, Earley, Reading, RG6 7PJ

Proposal: Garage conversion and extension

1. Existing Parking Provision

The property currently benefits from off-street parking provision to the long front driveway, accommodating approximately 2 vehicles, accessed via an existing dropped kerb from Andrews Road.

On-street parking is also available along Andrews Road, which is understood to be unrestricted.

2. Proposed Parking Provision

The proposed development will:

- Retain 2 off-street parking spaces
- Maintain the existing vehicular access arrangement

The proposal does not result in any loss of existing parking provision.

3. Parking Layout and Accessibility

The parking spaces are located on the front driveway and are of sufficient size to accommodate standard vehicles.

Adequate space is retained to allow safe manoeuvring, with vehicles able to enter and exit the site in a forward or reverse gear in a safe manner.

The parking arrangement is illustrated on the Block Plan highlighted in Yellow.

4. Policy Compliance

The proposal has been considered against the relevant parking standards of Reading Borough Council.

As the development does not alter the number of bedrooms or intensity of use in a manner that would materially increase parking demand, and the existing provision is retained, the proposal is considered to comply with local parking standards.

5. Impact on Highway and Parking

As there is no change to the existing parking provision, the proposal will not result in any additional pressure on on-street parking or impact on highway safety.

The development is therefore considered to have a neutral impact on the surrounding highway network.

6. Cycle Parking and Sustainability

Cycle storage can be accommodated within the rear garden or existing curtilage of the property.

The site is located within an established residential area with access to local amenities and public transport, supporting sustainable travel patterns.

Conclusion

The proposed development retains adequate off-street parking provision and will not give rise to any adverse impact on highway safety or local parking conditions. The proposal is therefore acceptable in planning terms.

