

DEPARTMENTAL MEMORANDUM

To: Planning Manager

Your Ref: BP

From: Development Control Transport

My Ref: NL
Ext: 74703

Date: 24 April 2015

Application no.: 150391

Proposed development: Proposed Car Park Extension

Development address: 42 Portman Road Reading RG30 1EA

Transport comments

This application is for a proposed car park extension to create 5 additional car parking bays of which 2 are for disabled users. A similar proposal was considered under application 08/01546/FUL.

This proposed development site is located on the north side of Portman Road approximately 750 metres from its junction with the Oxford Road. Portman Road is a busy distributor road with a 40 mph speed limit. A shared foot/cycleway is present on the north side of Portman Road.

The site currently provides a parking provision of 17 spaces. In accordance with the Council's adopted Parking Standards and Design SPD, the building would require 1 space per 50m. However, under exceptional circumstances, the Local Authority can give consideration to a higher level of car parking.

The applicant states that there is significant congestion in the site vicinity caused by an excess of private cars parking on the public highway. The applicant has also submitted further information regarding the operational requirements of the business to justify why additional on-site parking is required. Therefore, in the circumstances the provision of 5 additional parking spaces will not create a material change in trips to and from the site as employees are already travelling to the site by car and parking on the public highway.

Therefore, there are no further transport objections to the proposal subject to the conditions attached.

Suggested conditions on any consent

Provision of parking spaces (approved drawing)

The proposed car park extension shall not be occupied until the vehicle parking spaces have been properly surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

Reason: To regularise the use of the available parking area and to reduce the likelihood of roadside parking which could be a danger to road users in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

Informatives

Damage to the highway

The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

Suggested reasons for refusal if refused

N/A

S.106 heads of terms

N/A

Natalie Lucas
Development Control (Transport)