

07/05/2025

Planning Application Ref: PL/25/0491

Officer: Louise Fuller

Application Type: Full planning permission

Address: 47 Parkside Road, Reading, RG30 2BT

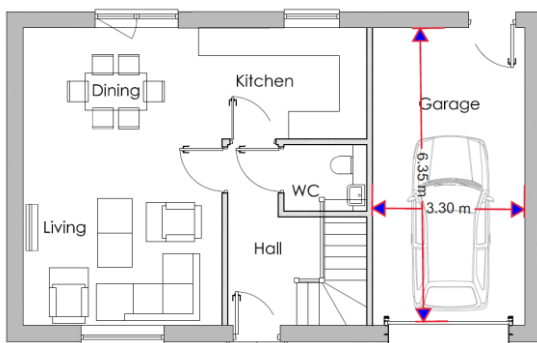
Proposal: Erection of 1no. five-bedroom detached dwelling comprising two

storeys, together with on-site car parking, secure cycle parking and refuse storage, together with landscaping. Vehicular and pedestrian access via Wingrove Road, following the demolition of all structures on the Site.

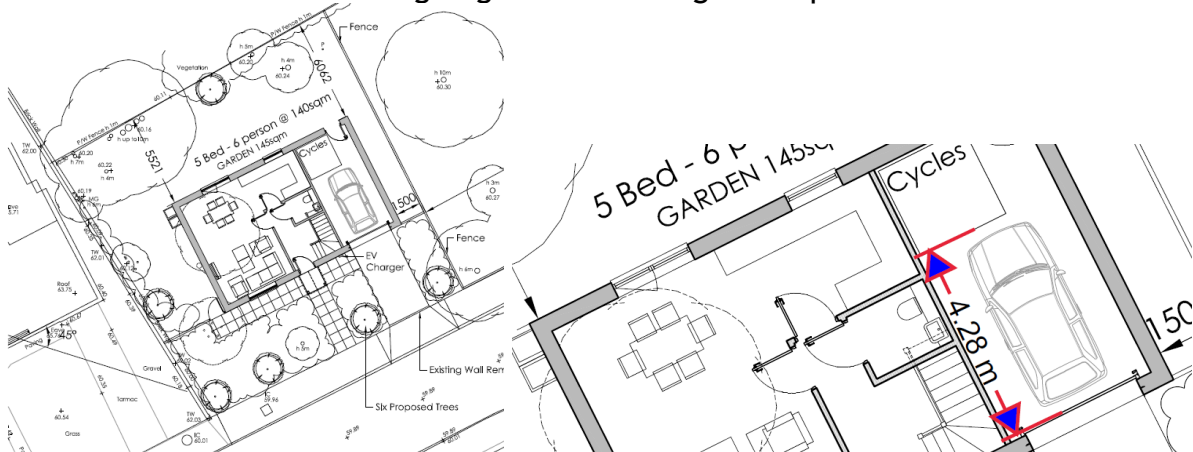
Previous application for this site PL/24/0414 - Two proposed 3-bed four-person detached property (Withdrawn).

The site is within Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs. The application the construction of 1 x 5 bedroom dwelling in the rear garden area of No47, proposed dwellings will be accessed from newly created vehicle crossing from Wingrove Road.

In accordance with the Councils current Parking Standards and Design SPD the new dwelling would require 2 off street parking spaces. Submitted floor plans illustrate a garage is to be provided, the recommended internal dimensions for a single garage as stated in the Councils current Parking Standards and Design SPD are 7m x 3m. While the width meets requirements the length falls short. The garage door opening into the garage further restricts the available space.



The site plan (extract below) illustrates cycle storage within the proposed garage which would further reduce the existing space, the reduced length of the garage can only be considered if cycle storage is moved into a secure garden shed located in the private amenity area and the direction of the garage door is changed to open outwards.



A second parking space is provided in front of the garage the introduction of a vehicle crossing will require a license from the Highways team. **Plans are required illustrating the proposed vehicle access point, visibility splays of 2.4m x 43m. The applicant has made reference to visitor parking, as previously advised this is not a requirement for this development and should not be a substitute for the 2 parking spaces required for the development.**

The Design and Access Statement states that the footpath is to be extended from No6 Wingrove across the frontage of the site to facilitate pedestrian movement. A license will be required to approve and undertake all works on the public highway. This also includes strengthening of the footway (if appropriate) where there are utility covers, drainage gully's etc. This will need to be illustrated on plans.

The existing dwelling (No47) will continue to be served via the existing vehicle access from Parkside Rd where existing on-site parking provision exists (although this has not been illustrated on plans).

The Council's Local Transport Plan 3 Strategy 2011 - 2026 includes policies for investing in new infrastructure to improve connections throughout and beyond Reading which include a network of publicly available Electric Vehicle (EV) charging points to encourage and enable low carbon or low energy travel choices for private and public transport. The Councils Local Plan was adopted in November 2019 and this includes a requirement at Policy TR5 for each new house to be provided with an electric charging point. This has been illustrated on plans and is deemed acceptable. The installation of the charging point will need to conform with the latest building regulations.

In accordance with the adopted Parking SPD, the development is required to provide a minimum of 2.00 cycle parking spaces. As stated above this will need to be provided and illustrated on plans in a secure garden shed/storage unit within the private garden area.

Bin storage should not be located further than 10m from the access point of the site to avoid the stationing of service vehicles on the carriageway for excessive periods and should comply with Manual for Streets and British Standard 5906: 2005 for Waste Management in Buildings to avoid the stationing of service vehicles on the carriageway for excessive periods. It is assumed that refuse bins will be collected kerb side as is the case for other dwellings on the road, however bin collection/storage areas will need to be illustrated on plans. **Revised Plans required.**

There would appear to be a number of trees on site, therefore it is recommended that the Natural Environment Officer is consulted.

A CMS would be required for this development if the application was approved.

Please ask the applicant to address the comments above so that this application can be fully determined.

N. Hussain
Transport Development Control Advisor