

Chen, Huimin

From: Lucas, Natalie
Sent: 15 January 2026 11:11
To: Chen, Huimin
Subject: PL/25/1775 41 PATRICK ROAD Householder

Planning Application Ref: PL/25/1775
Officer: Huimin Chen
Application Type: Householder planning permission
Address: 41 PATRICK ROAD, CAVERSHAM, READING, RG4 8DD
Proposal: Proposed Two storey rear , front Porch and a garage conversion.

The application consists of the erection of a two storey rear extension, front porch and and conversion of the existing garage to habitable space.

Local parking standards are set out in the RBC, Revised Parking Standards and Design Supplementary Planning Document (SPD) which takes into account the accessibility of the site. In line with the adopted parking standards, two parking spaces must be retained for the residential dwelling.

The proposal will retain the existing driveway parking which provides 2no. off-street parking spaces in accordance with the Council's requirements.

In view of this, there are no transport objections to the proposal.

Conditions

In accordance with the approved plans, the vehicle parking space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Regards

Natalie Lucas
Transport Development Control Officer
Transport | Environment & Neighbourhood Services