

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	TRAFFIC MANAGEMENT SUB-COMMITTEE		
DATE:	25 <sup>th</sup> JUNE 2014	AGENDA ITEM:	11
TITLE:	88 YORK ROAD, TRANSPORT ISSUES FOLLOWING PLANNING PERMISSION FOR NEW DWELLING		
LEAD COUNCILLOR:	COUNCILLOR TONY PAGE	PORTFOLIO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT
SERVICE:	HIGHWAYS & TRANSPORT	WARDS:	ABBEY
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1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 Planning Permission was granted on 8<sup>th</sup> April 2014 for the demolition of an existing storage building at 88 York Road and the erection of a 3 bedroom dwelling.
- 1.2 The proposed dwelling has no off street parking and as a result the existing vehicular access to the site is to be abandoned with the footway returned to a full face and level kerb. Following the abandonment of the vehicular access there is the possibility of increasing the length of the residents parking bays along York Road to increase the number of spaces in an area that is already oversubscribed.
- 1.3 Appendix A - Site Plan

2. RECOMMENDED ACTION

- 2.1 That the Advisory Panel note this report.
- 2.2 That in consultation with the Chair of the Advisory Panel, Lead Councillor for Regeneration, Transport & Planning and Ward Councillors, the Head of Legal and Democratic Services be authorised to carry out statutory consultation on a traffic regulation order to implement extensions to the existing Residents Parking Only bays along York Road and subject to no objections being received that the Head of Transportation and Streetcare implements the scheme.

3. POLICY CONTEXT

- 3.1 The proposals are in line with current Transport and Planning Policy.

4. BACKGROUND

- 4.1 The Planning Department under delegated powers on the 8<sup>th</sup> April 2014 resolved to approve planning permission for the demolition of an existing storage building and the erection of a 3 bedroom dwelling. The Planning Permission has a condition stating that the development

cannot commence until the Traffic Regulation order increasing the length of the residents parking bays has been permitted. If additional on street parking spaces are authorised through the statutory process, then the new dwelling will be entitled to two permits.

- 4.2 York Road provides access to numerous residential dwellings as well as EP Collier Primary School.
- 4.3 York Road is within parking zone 03R which covers the Abbey ward area, and is currently over capacity with availability of spaces being 101% (544 permits issued with only 537 spaces on street). York Road is currently restricted to permit holders only and no changes to this are proposed.
- 4.4 The proposed dwelling has been permitted with zero provision of parking and therefore the existing vehicular access is to be abandoned and the footway reinstated. This increases the area available for residents parking bays along York Road.
- 4.5 Therefore following discussions with the applicant during the determination of the planning application, it was agreed that if permitted, local measures should be introduced to increase the amount of on street parking within the vicinity of the site. This is to be funded by the applicant to mitigate the effects of the additional dwelling on York Road.

## **5. THE PROPOSAL**

- 5.1 It is therefore proposed that the two Residents Parking Bays located either side of 88 York Road are extended at the north eastern end by 5m and 2m respectively to help alleviate existing parking pressures in the vicinity of the site. These changes will result in two additional on street park places being created.
- 5.2 It is in your officer's opinion that these measures will improve the current situation on the local highway network.

## **6. CONTRIBUTION TO STRATEGIC AIMS**

- 6.1 To promote equality, social inclusion and a safe and healthy environment for all

## **7. COMMUNITY ENGAGEMENT AND INFORMATION**

- 7.1 Statutory consultation will be carried out in accordance with the Local Authorities Traffic Orders (Procedure) (England and Wales) Regulations 1996. Additional local consultation will be carried out as required.

## **8. LEGAL IMPLICATIONS**

- 8.1 Any proposals for waiting/ movement restrictions are advertised under the Road Traffic Regulation Act 1984.

## **9. FINANCIAL IMPLICATIONS**

- 9.1 The works will be wholly funded by the Developer.

## **10. BACKGROUND PAPERS**

- 10.1 N/A

## Appendix A