

Planning Statement

48 Osborne Road
Reading RG30 2PB



48 Osborne Road is a 3 bedroom semi-detached family house with a deep 30m rear garden that is split in two levels with a small level area of 4.8m immediately adjacent to the rear of the house and a lower area with a drop of approximately 2m in the back garden. The front garden is about 5m deep with lawn and hard standing for vehicle parking. A 2.2m side passageway provides access to the rear garden.

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This application proposes to convert the existing house into 2 flats incorporating 1-bed flat on the ground level and a 2-bed flat on the first floor by extending the ground floor both to the rear and to the side. Each flat will be served by a separate entrance as shown on floor plans.

This proposal is not out of character from the area as the majority of houses in Osborne Road have been extended both to the rear and to the side. This is demonstrated in the Block Plan.

The parking provision of two spaces is met by one existing space in the front court and one street parking as there is no restriction enforced in Osborne Road for street parking.

This conversion from a single family home into two self-contained flats would benefit from providing accommodation for two families.