

PLANNING STATEMENT

This brief Planning Statement has been prepared to support the planning application to convert the 2 x 2 bed roomed flats at: 288a/290a Oxford Road, Reading, RG30 1AD. into a Class C4 H.M.O. for six occupants.

Oxford Road is mainly a continuous group of terraced mixed retail units.

Refuse services are to the rear of the properties with pathway access, there is no change required, The continuous rear pathway is illustrated on the block plan.

There are no proposed building works to the outside of the property, which would alter the existing visual appearances of the elevations. The only possible exception, depending on condition would be to replace the existing windows on the rear elevation.

The internal works are minor and are visually illustrated by the existing and proposed layouts, together with room areas.