

AFFORDABLE HOUSING STATEMENT

FULL PLANNING APPLICATION FOR CONVERSION OF EXISTING CLUB HOUSE
INTO
3X2 BEDROOM SELF CONTAINED FLATS

533-535 OXFORD ROAD
READING
RG30 1HJ

January 2020

1 The Site

1.1 The application site, which covers 0.170 hectares of land, is located on Oxford Road, Reading.

1.1 The site is situated within easy walking distance of the main services such as retail units, the local primary school, church, parish hall and public transport.

2. The Development

2.1 The planning application proposes the development of 3 residential units.

The development will comprise a 3x2 bedroom flats to provide a choice of accommodation to attract a broad range of resident.

3. Policy Context

3.1 Local SPG Local Plan (Part 1) Policy S8 (Affordable Housing) states:

“... Outside of KSC’s [Key Service Centres] housing development of 5 dwellings (or 0.15ha) or more will be required to make provision for 25% affordable housing.”

The Plan seeks a proportion of small units in LP 35 A and as recognised at paragraph

9.2.1 There is also regard to affordability in the Plan through LP 36 A. The SHMA (SD-025) considers single person needs, in accordance with NPPG guidance, although recognizes single person households do not automatically translate in to a need for smaller units. For older persons, as set out above there are complex issues influencing future needs. For affordable housing priorities, unit mix is informed by a number of factors as described above.

Therefore the Plan is considered to adequately recognise the needs of single persons.

4. Affordable Housing Contribution

4.1 The development will include the provision of 3 affordable homes which equates to a 100% provision in accordance with Local Policy. These homes will be provided in the

following sizes and tenure:

- 3 x 2 bedroom affordable rent;

4.2 Consultation with the Housing Services department of the Council has been carried out, and it is confirmed that this proposed level of affordable housing provision is acceptable.