

22A WAYLEN STREET / READING



Affordable Housing Statement

Issue: Planning issue

Date: 25 June 2020

Ref: 243/AHS/P01



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Job No: 243

Location: 22a Waylen Street, Reading RG1 7UR

Description: Conversion of a storage unit (B8) to a 2 bed dwellinghouse (C3)

Proposed Development

The current B8 storage unit is converted into a 2 bed Dwellinghouse (C3). Some additional rooflights and doors are proposed. The land is not considered as contaminated and is outside of any flood zone. Given the town centre location the new dwelling will rely on the good provision of public transport as no parking is proposed for this development. The proposed development has a total GIA of 130m².

Affordable Housing Statement

The proposed development is for 1 new dwelling for the private housing market. There is no provision for the supply of on-site affordable housing. The developer will therefore make a commuted sum affordable housing contributions to satisfy DM6. The developer will pay an pre-agreed sum, in line with current affordable housing policy, to be proposed by Reading Borough Council. The terms and conditions of the payment are to be agreed under a Section 106, during or shortly after the application process.

Viability Appraisal

This application is not making a viability argument to negotiate the affordable housing contribution.

Heads of Terms

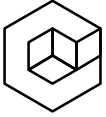
Applicant - Mr Neil Marshall

Title plan - (see attached) BK BK206707

Land Owner - The Applicant is the owner of the land.

Applicant Solicitor - Boyes Turner LLP, Abbots House, Abbey Street, Reading, RG1 3BD, United Kingdom, **Phone:** +44 (0)118 959 7711, **Email:** enquiries@boyesturner.com

Legal Costs - The applicant agrees to pay the Council's reasonable legal costs whether or not the matter proceeds or is completed with the standard S106 monitoring fee.



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