



10 Holmes Road, Reading, RG6 7BH

Proposed two storey side extension and creation of a new end-of-terrace dwelling

Affordable Housing Statement

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1. Affordable Housing Statement

1.1. Preface

This design statement has been prepared in support of a Full application for the proposed two storey side extension and creation of a new end-of-terrace dwelling at 10 Holmes Rd, Reading, RG2 7JF.

The following statement covers the subject and information required for submission as set National Planning Policy Framework (2019) and Reading Borough Council Local Plan Policy H3. This policy's purpose is to explain the affordable housing proposals. It expands how the proposed affordable provision is acceptable in the context of national and local planning policy in order to encourage rather than restrain development. It covers following aspects:

- Site location;
- Summary of the development proposals;
- The national, regional and local planning policy considerations;
- Appraisal of the affordable housing proposed within the development;
- A summary of the methodology and approach in determining financial viability.

The submitted Affordable Housing Statement should be read in conjunction with the submitted drawings.

1.2. Site Location



1. Aerial photograph



1.3. Proposed Development Description

The overall aim of the proposal is to make efficient use of the existing site and its assets, by proposing a new end-of-terrace two bedroom dwellinghouse, through the above proposal. The application property is characterized with a location within Reading settlement boundaries, which is not consistent in terms of the design, where such residential development is acceptable in principle, subject to conditions.

The proposed development would include external extensions to the side of the dwelling, where its appearance and layout would be significantly improved and clearly visible within the streetscene. Furthermore, the existing single storey side element, which currently serves as a storage, would be replaced at the application property, effectively resulting in a significant improvement in terms of the overall appearance. The project includes a two storey end-of-terrace dwelling with an in keeping external design, which would reflect the relatively distinctive character of the area, but also upgraded to a high-quality design and standard of living internally. The proposal includes some additional fenestration elements installed within the existing building, in order to provide a more appropriate and residential character and improve quality of living of both, the future occupiers and neighbours of the application site. The proposal includes installation of sympathetic windows and doors on the ground floor and attractive bay windows to the front both, on the ground and first floor. The proposed development contains cohesive fenestration details and architectural features, in order to provide a perfectly sympathetic and in keeping design, fully suitable for this prominent property.

1.4. National and Local Policies

NPPF Affordable Housing – paragraphs 61-63 and 71 and Annex 2

NPPF expands the issue of affordable housing in paragraph 71, where it emphasises that LPAs should *“support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority’s area”* and it highlights importance of this aspect in paragraphs 61 – 63, by saying that affordable housing is an inevitable feature for the sufficient supply of homes in UK.

Annex 2 of the NPPF includes explanation of the term and expansion in terms of its implementation in the housing market. It states that *“Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)”* It should comply with one or more of the following definitions:

- Affordable housing for rent;
- Starter homes;



- Discounted market sales housing;
- Other affordable home ownership routes.

Reading BC Affordable Housing – Local Plan Policy H3

Reading BC Local Plan Policy H3 states that: *“on sites of 1 – 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough”*. Then it continues that *“In determining residential applications the Council will assess the site size, suitability and type of units to be delivered in relation to the current evidence of identified needs. The Council will seek an appropriate tenure mix of affordable housing to include social rented, affordable rent, intermediate rent and shared ownership affordable units”* and that the *“Priority needs are for family sized housing, specialist accommodation for vulnerable people and extra care housing. The Council will regularly monitor and review the need for, and delivery of, affordable housing.”*

2. Affordable Housing Approach

By virtue of the scale and nature of the proposed development, the proposal would meet requirements of relevant Local Plan policies, particularly H3. The applicant is willing to agree for a negotiated financial contribution for the affordable housing scheme, in order to support the target set in the Local Plan. Effectively it is considered that it would comply with the relevant parts of NPPF and Reading Borough Council Local Plan.

Through strong proposed design principles the development ensures that:

- Borough’s affordable housing goal can be achieved in the future, due to financial contribution;
- An appropriate split of intermediate and rented housing is enhanced, to address a broad sector of housing need in the Borough;
- A mix of unit sizes and household affordability thresholds;
- The proposed dwelling would be of high quality design, exceed minimum space standards and are well located for a wide variety of amenities.

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