

AFFORDABLE HOUSING STATEMENT

18th Aug. 2023

INTRODUCTION

This affordable housing statement has been prepared to support a detailed planning application for change of use of first floor from previously known use as academy to residential arranged into a 2-no. studio flats.

PROPOSAL DESCRIPTION

It is proposed to make internal changes to the building in the form of internal alterations and refurbishment works to bring the space up to date with a new residential use.

The First floor front flat 1 and first floor rear flat 2 achieving average floor area of 39sqm and 43sqm respectively. Both proposed flats are providing the studio living unit suitable for 1 person each.

The proposed units comply with the (GIA) standards set within the DCLG's technical housing standard.

The proposed units are located at the first floor of the building where the previously known use was in academy use.

AFFORDABLE HOUSING POLICY CONSIDERATION

Policy H3 of the Reading borough Local Plan states; *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.*

It is acknowledged that, Reading's housing market is struggling in respect to affordable housing; Affordable housing (AH) contribution will help establish a pattern that will generate more affordable housing complying with the social needs and wellbeing of the population in and around Reading.

AFFORDABLE HOUSING STATEMENT

It is agreed that the provision of the affordable housing scheme is a good opportunity for the local authority to deliver the much-needed affordable housing which will contribute to addressing the affordable homes within the borough.

In accordance with Policy H3, 10% of the proposed dwellings equates to 0.2unit. We would request that any agreed contributions to affordable housing would be through a financial contribution.

CONCLUSION:

As the application is for two self-contained studio flats, If the planning application is accepted, the applicant is happy to enter into an agreement with the LA to make the financial contribution towards affordable housing provided elsewhere in the Reading borough.