
AFFORDABLE HOUSING STATEMENT
20 Coldicutt Street, Caversham, Reading RG4 8DU
Retrospective Change of Use to 2 Residential Units

1. Introduction

This statement has been prepared in support of a retrospective planning application for the change of use of the ground floor from Class E (commercial) to Class C3 (residential), resulting in two self-contained residential units.

The proposal includes:

The creation of a new 1-bedroom ground floor flat; and

The reconfiguration of the existing lawful first floor flat into a 2-bedroom maisonette across the ground, first and second floors.

2. Policy Context

The proposal has been assessed against the Reading Borough Council Local Plan (2019), in particular:

Policy H3 – Affordable Housing

Policy H3 requires proposals for small residential developments to make a financial contribution towards affordable housing provision where applicable.

The proposal results in a net increase of one residential unit and therefore triggers the requirement for an off-site affordable housing contribution.

3. Development Details

The development comprises:

Existing units: 1 (existing lawful first floor flat)

Proposed units: 2

Net increase: +1 dwelling

The completed development will comprise:

1 x 1-bedroom ground floor flat

1 x 2-bedroom maisonette

The proposal represents the reconfiguration and more efficient use of an existing building within a sustainable urban location.

4. Gross Development Value (GDV)

The Gross Development Value (GDV) of the completed development has been assessed based on independent market valuations prepared by suitably qualified estate agents.

The completed development comprises:

1 x 1-bedroom ground floor flat

1 x 2-bedroom maisonette

The estimated combined GDV of the completed development is approximately £[INSERT RANGE], based on the submitted valuation evidence accompanying this statement.

Copies of valuation advice from two separate estate agents have been submitted in support of the application.

5. Affordable Housing Contribution

In accordance with Policy H3:

The proposal triggers a requirement for an off-site affordable housing contribution; and The contribution will be calculated in accordance with Reading Borough Council's adopted methodology.

Given the scale and nature of the proposal, on-site affordable housing provision is neither practical nor required.

6. Delivery Mechanism

The applicant confirms that:

The required affordable housing contribution will be secured through a Section 106 Legal Agreement to be agreed with the Local Planning Authority.

The applicant is willing to enter into a Section 106 Agreement to secure the required contribution in accordance with Policy H3.

7. Viability

Given the limited scale of development comprising two residential units, a full viability assessment is not considered necessary at this stage.

The submitted valuation evidence is considered sufficient to establish the Gross Development Value of the completed development for the purposes of calculating the required affordable housing contribution.

8. Conclusion

The proposal complies with Policy H3 of the Reading Borough Local Plan by:

Acknowledging the affordable housing requirement arising from the net increase in residential units;

Providing Gross Development Value information for the completed development; and

Confirming that the affordable housing contribution will be secured through a Section 106 Agreement.

The proposal is therefore considered acceptable in affordable housing terms.