

30 Westwood Glen,
Tilehurst, Reading,
RG31 5NW



**Affordable housing
statement**

Issue: Planning Issue

Date: Rev 1 - March 2026



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Job No: 1167

Location: 30 Westwood Glen, Tilehurst, Reading, RG31 5NW

Description: Erection of 1no. detached dwelling with integral garage on land to the side of 30 Westwood Glen, including new/altered vehicular accesses and associated works.

Proposed Development

The proposed development is for the erection of one new four-bedroom detached dwelling, with integral garage, on land to the side of 30 Westwood Glen. Given the suburban, edge-of-settlement character of the Tilehurst area, off-street parking is provided for the new dwelling, together with reconfigured access and parking arrangements for the adjoining property at No. 30, as set out in the accompanying Design, Access & Planning Statement.

Affordable Housing - Commuted Sum Contribution

As a single market dwelling on a constrained infill plot, on-site affordable housing provision is not considered practicable or deliverable. Accordingly, it is proposed that the affordable housing obligation arising from this development is met in full off-site, by way of a commuted sum payment to Reading Borough Council.

It is proposed that the commuted sum is calculated as 5% of the Gross Development Value (GDV) of the completed dwelling, with the GDV to be established by agent valuation(s) submitted alongside this application. This approach reflects the Council's established practice of accepting a financial contribution in lieu of on-site provision on small residential schemes where on-site delivery is not feasible.

Full details of the valuation inputs, assumptions and the resulting commuted sum calculation are set out within the accompanying Affordable Housing Viability / Valuation appendices submitted as part of this application.

Heads of Terms

Applicant - Mark Igoe

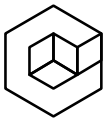
Title plan - BK420100 & BK411791

Land Owner - ALAN ARTHUR COOK and HELENA RUTH COOK - Note: the Land Owner and Applicant are different parties

Mortgage - [To be confirmed]

Applicant Solicitor - Robert Daniel | Merali Beedle | Vicarage House | 58-60 Kensington Church Street | London | W8 4DB | United Kingdom | Tel: 0207 368 3325
| rdaniel@meralibeedle.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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