

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 8 th September 2021	ITEM NO. 7
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Ward: Abbey

App No.: 201650

Address: 111A Watlington Street

Proposal: Part demolition of existing industrial building and erection of a three-storey end of terrace building of 6 flats (C3 use) (amended description)

Target Date: 25/01/2021 Extension of Time Date: 31/10/2021

RECOMMENDATION

As per the main agenda report but with the following amendment to s106 heads of term no.1 which confirms the policy compliant affordable housing contribution figure to be secured an additional condition:

S106 Heads of Terms no.1:

1. ~~Policy Compliant Affordable Housing Contribution (amount to be confirmed prior to committee meeting)~~ Affordable housing Contribution of £99, 175 (ninety-nine thousand one hundred and seventy-five pounds) towards provision of off-site affordable housing within the Borough (index-linked from the date of permission) payable prior to first occupation of any residential unit

Additional Condition:

23. Unit mix and layout as proposed only (2 x 2 bed and 4 x 1 bed units) - no change permitted

1. Affordable Housing Contribution

- 1.1 Paragraph 6.24 of the main agenda report set out that the Applicant had agreed to provide a policy compliant affordable housing contribution as part of the development, but that Officers were still awaiting independent valuations of the flats to be submitted so that the exact contribution can be calculated. Valuations have now been submitted and policy compliant affordable housing contribution has been calculated to be £99, 175 (ninety-nine thousand one hundred and seventy-five pounds). Therefore, section 106 heads of term no. 1 within the recommendation box of the main agenda report is amended as above to confirm the affordable housing contribution amount to be secured.
- 1.2 An additional condition is also proposed to prevent any change in the unit mix or increase in the number of units hereby proposed without express planning

permission from the Local Planning Authority. This is to safeguard the mix altering to potentially unacceptable mixes in the future, while also having a dual benefit of not altering the sales values of units which could impact on the required affordable housing contribution.

2. Other

- 2.1 The proposed basement plan was missing from the end of the main agenda report and as such is attached to the end of this report for information.

Case Officer: Matt Burns

Proposed Basement Plan

