

## **Planning Implications of Housing Redevelopment in High Density Areas in Ogbomoso, Nigeria: A Pilot Study**

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**ABSTRACT** This paper examines the planning implications of housing redevelopment in high-density areas of Ogbomoso, Nigeria. It highlights the effects of the nature of such redevelopment on the adjoining properties, as well as assesses the perceived value of such redevelopment in the area. A total of 100 newly developed or redeveloped buildings were sampled from 5 selected high density areas of the town; and a questionnaire administered on each of the buildings on 20 per area basis, to obtain such pieces of information as the physical characteristics, history, ownership, use, and the attached value of the new development as compared to the initial property. The study observes a considerable degree of change of ownership, occupants, use, use intensity and juxtaposition of incompatible uses. With t-test for the perceived value of the new buildings however, the new development are appreciated by the people even when it is an aberration to physical planning guidelines. The paper therefore recommends a strict enforcement of development control with special emphasis on development permit before the commencement of redevelopment.