

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	7 February 2018	AGENDA ITEM:	5
TITLE:	PLANNING APPEALS		
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1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To report notifications received from the Planning Inspectorate on the status of various planning appeals.

2. RECOMMENDED ACTION

- 2.1 That you note the appeals received and the method of determination as listed in Appendix 1 of this report.
- 2.2 That you note the appeals decided as listed in Appendix 2 of this report.
- 2.3 That you note the Planning Officers reports on appeal decisions provided in Appendix 3 of this report.

3. INFORMATION PROVIDED

- 3.1 Please see Appendix 1 of this report for new appeals lodged since the last committee.
- 3.2 Please see Appendix 2 of this report for new appeals decided since the last committee.
- 3.3 Please see Appendix 3 of this report for new Planning Officers reports on appeal decisions since the last committee.

4. CONTRIBUTION TO STRATEGIC AIMS

- 4.1 Defending planning appeals made against planning decisions contributes to producing a sustainable environment and economy within the Borough and to meeting the 2015 -18 Corporate Plan objective for "Keeping the town clean, safe, green and active."

5. COMMUNITY ENGAGEMENT AND INFORMATION

5.1 Planning decisions are made in accordance with adopted local development plan policies, which have been adopted by the Council following public consultation. Statutory consultation also takes place on planning applications and appeals and this can have bearing on the decision reached by the Secretary of State and his Inspectors. Copies of appeal decisions are held on the public Planning Register.

## **6. EQUALITY IMPACT ASSESSMENT**

6.1 Where appropriate the Council will refer in its appeal case to matters connected to its duties Under the Equality Act 2010, Section 149, to have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

## **7. LEGAL IMPLICATIONS**

7.1 Public Inquiries are normally the only types of appeal that involve the use of legal representation. Only applicants have the right to appeal against refusal or non-determination and there is no right for a third party to appeal a planning decision.

## **8. FINANCIAL IMPLICATIONS**

8.1 Public Inquiries and Informal Hearings are more expensive in terms of officer and appellant time than the Written Representations method. Either party can be liable to awards of costs. Guidance is provided in Circular 03/2009 "Cost Awards in Appeals and other Planning Proceedings".

## **9. BACKGROUND PAPERS**

9.1 Planning Appeal Forms and letters from the Planning Inspectorate.

## **APPENDIX 1**

### **Appeals Lodged:**

WARD: WHITLEY  
APPEAL NO: APP/E0345/D/17/3187540  
CASE NO: 171074  
ADDRESS: 46 Stockton Road  
PROPOSAL: Single storey rear extension  
CASE OFFICER: Tom Hughes  
METHOD: Written Representations  
APPEAL TYPE: HOUSEHOLDER REFUSAL  
APPEAL LODGED: 11.01.2018

WARD: CHURCH  
APPEAL NO: APP/E0345/D/17/3184513  
CASE NO: 170609  
ADDRESS: 8 Benson Close  
PROPOSAL: A new build 3 bedroom house beside the existing No 8 Benson Close  
CASE OFFICER: Claire Ringwood  
METHOD: Written Representations  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 11.01.2018

WARD: ABBEY  
APPEAL NO: APP/E0345/D/17/3190722  
CASE NO: 161430  
ADDRESS: 179 Oxford Road  
PROPOSAL: Rear extension to second floor to enlarge 2x1 bedroom flats on approved application ref: 11/01564/FUL into 2x2 bedroom flats.  
CASE OFFICER: Ethne Humphreys  
METHOD: Written Representations  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 11.01.2018

WARD: ABBEY  
APPEAL NO: APP/E0345/W/17/3188270  
CASE NO: 170251  
ADDRESS: City Wall House 26 West Street  
PROPOSAL: Change of use of fourth and fifth floors from C1 (hotel) to 10 no. C3 (residential) apartments with minor internal alterations

CASE OFFICER: Richard Eatough  
METHOD: Written Representations  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 11.01.2018

WARD: ABBEY  
APPEAL NO: APP/E0345/W/17/3189394  
CASE NO: 170975  
ADDRESS: 48 Watlington Street  
PROPOSAL: Part single- part two-storey rear extension and conversion of enlarged existing HMO to form a six-person HMO above a self-contained basement flat.

CASE OFFICER: Richard Eatough  
METHOD: Written Representations  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 11.01.2018

WARD: ABBEY  
APPEAL NO: APP/E0345/W/17/Z/3188850  
CASE NO: 171213  
ADDRESS: Land at Reading Bridge House, land at the junction of Reading Bridge & Napier Road  
PROPOSAL: Erection of a freestanding internally illuminated 48-sheet digital LED display measuring 6m by 3m

CASE OFFICER: Matthew Burns  
METHOD: Written Representations  
APPEAL TYPE: REFUSAL ADVERTISING  
APPEAL LODGED: 17.01.2018

## APPENDIX 2

### Appeals Decided:

WARD: Thames  
APPEAL NO: APP/TPO/E0345/6361  
CASE NO: 171199/TPO  
ADDRESS: 10 Dellwood Park, Caversham  
PROPOSAL: Fell one Lime tree in the rear garden  
CASE OFFICER: Sarah Hanson  
METHOD: Written Representation  
DECISION: Dismissed  
DATE DETERMINED: 20.12.2017

## APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

10 Dellwood Park

Planning Officers reports on appeal decisions attached.

