

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	25 APRIL 2018	AGENDA ITEM:	5
TITLE:	PLANNING APPEALS		
AUTHOR:	KIARAN ROUGHAN	TEL:	0118 9374530
JOB TITLE:	PLANNING MANAGER	E-MAIL:	Kiaran.roughan@reading.gov.uk

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: THAMES
APPEAL NO: APP/E0345/W/17/3191092
CASE NO: 170775
ADDRESS: 90 Oakley Road, Caversham
PROPOSAL: Erection of 2 X 2-bed flats. Demolition of existing garage
CASE OFFICER: Susanna Bedford
METHOD: Written Representation
APPEAL TYPE: Refuse Planning Permission
APPEAL LODGED: 27.03.2018

APPENDIX 2

Appeals Decided:

WARD: CAVERSHAM
APPEAL NO: APP/E0345/W/17/3191154
CASE NO: 171534
ADDRESS: St John's Lodge, 4 Star Road, Caversham
PROPOSAL: Partial demolition of an external wall and the erection of a single storey rear extension.
CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 21.03.2018

WARD: CAVERSHAM
APPEAL NO: APP/E0345/Y/17/3191155
CASE NO: 171341/LBC
ADDRESS: St John's Lodge, 4 Star Road, Caversham
PROPOSAL: Internal and external alterations associated with partial demolition of external wall and erection of single storey rear extension
CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 21.03.2018

WARD: CAVERSHAM
APPEAL NO: APP/E0345/W/17/3183456
CASE NO: 170574
ADDRESS: 8 Ardler Road
PROPOSAL: Demolition of existing bungalow and construction of 2 x 2 storey semi-detached houses

CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 21.03.2018

WARD: PEPPARD
APPEAL NO: APP/E0345/D/17/3190230
CASE NO: 171112
ADDRESS: 22 Marchwood Avenue
PROPOSAL: Single storey front single garage
CASE OFFICER: Richard Eatough
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 22.03.2018

WARD: ABBEY
APPEAL NO: APP/E0345/C/17/3178555
CASE NO: -
ADDRESS: 18-18A Waylen Street
PROPOSAL: Single storey front single garage
CASE OFFICER: Chris Beard
METHOD: Enforcement Written Representation
DECISION: DISMISSED
DATE DETERMINED: 04.04.2018

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

No reports available this time.