

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	27 JUNE 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: MINSTER
APPEAL NO: APP/E0345/Z/18/3193852
CASE NO: 171582
ADDRESS: Land at A33 Relief Rd, Rose Kiln Lane
PROPOSAL: 48 sheet digital advertising board
CASE OFFICER: Claire Ringwood
METHOD: Written Representation
APPEAL TYPE: REFUSAL OF ADVERTISING CONSENT
APPEAL LODGED: 18TH May 2018

WARD: KENTWOOD
APPEAL NO: APP/E0345/D/18/3202378
CASE NO: 180057
ADDRESS: 12 Lower Armour Road,
PROPOSAL: First floor rear extension
CASE OFFICER: Tom Hughes
METHOD: Written Representation Householder
APPEAL TYPE: REFUSAL
APPEAL LODGED: 13th June 2018

WARD: REDLANDS
APPEAL NO: APP/E0345/W/18/3198514
CASE NO: 171954
ADDRESS: 3-5 Craven Road
PROPOSAL: Demolition of existing buildings and redevelopment to form 25 Retirement Living units (C3 use) for older persons with communal facilities, parking and associated landscaping.
CASE OFFICER: Stephen Vigar
METHOD: Informal Hearing
APPEAL TYPE: REFUSAL
APPEAL LODGED: 14th June 2018

APPENDIX 2

Appeals Decided:

WARD: ABBEY
APPEAL NO: APP/E0345/W/17/3190722
CASE NO: 161430
ADDRESS: 179 Oxford Road, Reading
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 Representation
DECISION: ALLOWED
DATE DETERMINED: 25/05/2018

WARD: ABBEY
APPEAL NO: APP/E0345/W/17/3189394
CASE NO: 170975
ADDRESS: 48 Watlington St
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 Representation
DECISION: DISMISSED
DATE DETERMINED: 01.06.2018

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

No reports available this time.