

**READING BOROUGH COUNCIL
REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND
NEIGHBOURHOOD SERVICES**

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	5 February 2020	AGENDA ITEM:	
TITLE:	PLANNING APPEALS		
AUTHOR:	Julie Williams	TEL:	0118 9372461
JOB TITLE:	Planning Manager	E-MAIL:	Julie.Williams@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: CAVERSHAM
APPEAL NO: APP/E0345/D/19/3240025
CASE NO: 191325
ADDRESS: 28 Clonmel Close
PROPOSAL: Two-storey side extension and single-storey rear extension
CASE OFFICER: Tom French
METHOD: Written Representation
APPEAL TYPE: HOUSEHOLDER REFUSAL
APPEAL LODGED: 02.01.2020

WARD: WHITLEY
APPEAL NO: APP/E0345/W/19/324949
CASE NO: 191408
ADDRESS: Waylands Volvo Reading, Unit 20 Sentinel End
PROPOSAL: Construction of new access and egress for cars in to/from the existing car dealership customer forecourt on to Perkins Way.
CASE OFFICER: Nathalie Weekes
METHOD: Written Representation
APPEAL TYPE: NON-DETERMINATION
APPEAL LODGED: 08.01.2020

WARD: KENTWOOD
APPEAL NO: APP/E0345/W/19/3242896
CASE NO: 191460
ADDRESS: 9 Elsley Road
PROPOSAL: Extension to form double garage
CASE OFFICER: James Schofield
METHOD: Written Representation
APPEAL TYPE: NON-DETERMINATION
APPEAL LODGED: 6.01.2020

WARD: REDLANDS
APPEAL NO: APP/E0345/ W/19/3243024
CASE NO: 191267
ADDRESS: 69 Northumberland Ave
PROPOSAL: First floor rear / side extension to facilitate 1no additional self-contained flat. Resubmission of 190719
CASE OFFICER: Julie Williams
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 21.01.2020

APPENDIX 2

Appeals Decided:

WARD: REDLANDS
APPEAL NO: APP/E0345/W/19/3229604
CASE NO: 190250
ADDRESS: 25 Redlands Road
PROPOSAL: Change of use from C3 use (residential dwellinghouse) to sui generis use (as a 'larger' HMO), infilling of undercroft, single storey extension to rear following demolition of existing rear single storey extension and conversion of garage to one-bedroom flat
CASE OFFICER: James Overall
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 7.01.2020

WARD: KENTWOOD
APPEAL NO: APP/E0345/W/19/3228876
CASE NO: 181868
ADDRESS: 16 Broomfield Road
PROPOSAL: Erection of fence (part-retrospective)
CASE OFFICER: Tom Hughes
METHOD: Written Representation Householder
DECISION: DISMISSED
DATE DETERMINED: 10.01.2020

WARD: BATTLE
APPEAL NO: APP/E0345/W/19/3237799
CASE NO: 190522
ADDRESS: 39 Brunswick Hill
PROPOSAL: Erection of new building containing 9 no. apartments with parking at rear following demolition of existing buildings
CASE OFFICER: Anthony Scholes
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 23.01.2020

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

- 39 Brunswick Hill, Reading, RG1 7YU

Planning Officers reports on appeal decisions attached.