

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

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	29 APRIL 2020		
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 2018-21 Corporate Plan objective for “Keeping Reading’s environment clean, green and safe”.

5. ENVIRONMENTAL AND CLIMATE IMPLICATIONS

- 5.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 5.2 The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods. As a team we have also reduced the amount of resources (paper and printing) we use to carry out our work.
- 6. COMMUNITY ENGAGEMENT AND INFORMATION**
- 6.1 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.
- 7. EQUALITY IMPACT ASSESSMENT**
- 7.1 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.
- 8. LEGAL IMPLICATIONS**
- 8.1 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.
- 9. FINANCIAL IMPLICATIONS**
- 9.1 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”.
- 10. BACKGROUND PAPERS**
- 10.1 Planning Appeal Forms and letters from the Planning Inspectorate.

Appeals Lodged:

WARD: KENTWOOD
APPEAL NO: APP/E0345/D/20/3248047
CASE NO: 191907
ADDRESS: 7 Oakham Close
PROPOSAL: Two storey side and rear extension, provision of front and rear box dormers and roof lights
CASE OFFICER: Tom Hughes
METHOD: Householder Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 23.03.2020

APPENDIX 2

Appeals Decided:

WARD: WHITLEY
APPEAL NO: APP/E0345/W/19/3242949
CASE NO: 191408
ADDRESS: "Waylands Volvo Reading", Unit 20, Sentinel End, Reading
PROPOSAL: Construction of new access and egress for cars in to/from the existing car dealership customer forecourt on to Perkins Way.
CASE OFFICER: Richard Eatough
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 25.03.2020

WARD: PEPPARD
APPEAL NO: APP/E0345/W/19/3241189
CASE NO: 181038
ADDRESS: 33 The Horse Close
PROPOSAL: Demolition of existing bungalow, two replacement detached dwellings
CASE OFFICER: Anthony Scholes
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 25.03.2020

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
DECISION: DISMISSED

DATE DETERMINED: 08.04.2020

WARD: Thames
APPEAL NO: APP/TPO/E0345/7536
CASE NO: 191031
ADDRESS: 7a Dellwood Park
PROPOSAL: Fell one Oak tree in rear garden
CASE OFFICER: Sarah Hanson
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 08.04.2020

WARD: KENTWOOD
APPEAL NO: APP/TPO/E0345/7458
CASE NO: 190544
ADDRESS: 2 Ferndale Close
PROPOSAL: Fell one Lawson cypress in rear garden
CASE OFFICER: Sarah Hanson
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 08.04.2020

WARD: MAPLEDURHAM
APPEAL NO: APP/TPO/E0345/7682
CASE NO: 191592
ADDRESS: Blagrove House, Upper Warren Avenue
PROPOSAL: Fell one False acacia tree in the front garden
CASE OFFICER: Sarah Duckworth
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 15.04.2020

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

- 2 Ferndale Close - TPO
- 7a Dellwood Park - TPO
- Blagrove House, Upper Warren Avenue - TPO

Planning Officers reports on appeal decisions attached.