

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

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	13th January 2021		
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.

APPENDIX 1

Appeals Lodged:

WARD: MAPLEDURHAM
APPEAL NO: APP/E0345/D/20/3260887
CASE NO: 200954
ADDRESS: 22 Fernbrook Road
PROPOSAL: 2 Storey side extension and 1st floor rear extension.
CASE OFFICER: James Schofield
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 21.12.2020.

WARD: WHITLEY
APPEAL NO: APP/E0345/D/20/3261929
CASE NO: 200807
ADDRESS: 69 Blanford Road
PROPOSAL: Proposed first floor rear extension with internal alterations
CASE OFFICER: Natalie Weekes
METHOD: Householder Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 02.12.2020

WARD: CAVERSHAM
APPEAL NO: APP/E0345/C/20/3249309
CASE NO: 191385
ADDRESS: 8 St Johns Road
PROPOSAL: Change of use from a C4 HMO to a Sui Generis 7 bedroom
HMO with parking and amenity space.
CASE OFFICER: Susanna Bedford
METHOD: Written Representation
APPEAL TYPE: ENFORCEMENT NOTICE
APPEAL LODGED: 02.12.2020

WARD: REDLANDS
APPEAL NO: APP/E0345/C /20/3262510 NOTICE A
CASE NO: Legal/WB/IKEN/14892
ADDRESS: 34 Eldon Terrace
PROPOSAL: Enforcement action against the unauthorised hard standing
CASE OFFICER: Richard Eatough
METHOD: Written Representation
APPEAL TYPE: ENFORCEMENT NOTICE
APPEAL LODGED: 11.12.20

WARD: REDLANDS
APPEAL NO: APP/E0345/C /20/3262511 NOTICE B
CASE NO: RE/R4700 8261
ADDRESS: 34 Eldon Terrace
PROPOSAL: Enforcement action against the unauthorised development of
two self-contained flats in the basement
CASE OFFICER: Richard Eatough
METHOD: Written Representation
APPEAL TYPE: ENFORCEMENT NOTICE
APPEAL LODGED: 11.12.20

WARD: REDLANDS
APPEAL NO: APP/E0345/C /20/3262512 NOTICE C
CASE NO: RE/R4700 8261 Notice C
ADDRESS: 34 Eldon Terrace
PROPOSAL: Enforcement action against the non-compliance with
condition 12 of planning permission 041115
CASE OFFICER: Richard Eatough
METHOD: Written Representation
APPEAL TYPE: ENFORCEMENT NOTICE
APPEAL LODGED: 11.12.20

APPENDIX 2

Appeals Decided:

WARD: CAVERSHAM
APPEAL NO: APP/E0345/D/20/3252944
CASE NO: 299288
ADDRESS: 360 Gosbrook Road, Caversham, Reading
PROPOSAL: Proposed single storey rear extension, following demolition
of part of the existing extensions.
CASE OFFICER: David Brett
METHOD: Householder Written Representation
DECISION: ALLOWED
DATE DETERMINED: 26.10.2020

WARD: REDLANDS
APPEAL NO: APP/E0345/W/20/3251307
CASE NO: 190471
ADDRESS: 88 Blenheim Road Reading
PROPOSAL: Retrospective Planning Permission for C4 use
CASE OFFICER: Brian Conlon
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 26.10.2020

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
DECISION: DISMISSED
DATE DETERMINED: 26.10.2020

WARD: KENTWOOD
APPEAL NO: APP/E0345/D/20/3255866
CASE NO: 200388
ADDRESS: 12 Lower Armour Road, Tilehurst, Reading
PROPOSAL: First floor rear extension
CASE OFFICER: Tom Hughes
METHOD: Householder Written Representation
DECISION: ALLOWED
DATE DETERMINED: 03.12.2020

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

None available this time.