

# READING BOROUGH COUNCIL

## REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

<b>TO:</b>	PLANNING APPLICATIONS COMMITTEE		
<b>DATE:</b>	9 January 2019	<b>AGENDA ITEM:</b>	5
<b>TITLE:</b>	PLANNING APPEALS		
<b>AUTHOR:</b>	Kiaran Roughan	<b>TEL:</b>	0118 9374530
<b>JOB TITLE:</b>	Planning Manager	<b>E-MAIL:</b>	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: PEPPARD  
APPEAL NO: APP/E0345/W/18/3211966  
CASE NO: 172325  
ADDRESS: 20 Chalgrove Way  
PROPOSAL: Demolition of existing bungalow and replacement with 1 x 3 bed detached house and 2x4 bed houses as a semi detached house (revised layout and decrease in size of detached unit)  
CASE OFFICER: Tom French  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 05.12.2018

WARD: KENTWOOD  
APPEAL NO: APP/E0345/D/18/3214414  
CASE NO: 181167  
ADDRESS: 7 Oakham Close, Tilehurst, Reading  
PROPOSAL: Part one, part two storey side and rear extension and enlargement of dormer  
CASE OFFICER: Tom Hughes  
METHOD: Householder Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 10.12.2018

WARD: SOUTHCOTE  
APPEAL NO: APP/E0345/W/18/3215556  
CASE NO: 181506  
ADDRESS: 101 Southcote Lane  
PROPOSAL: Dropped kerb and vehicle crossing (resubmission 180540)  
CASE OFFICER: Tom Hughes  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 13.12.2018

## APPENDIX 2

### Appeals Decided:

WARD: SOUTHCOTE  
APPEAL NO: APP/E0345/W/18/3208891  
CASE NO: 180704  
ADDRESS: 1 Kenilworth Avenue  
PROPOSAL: Erection of 1no. four bedroom detached dwelling

CASE OFFICER: Stephen Vigar  
METHOD: Written Representation  
DECISION: Dismissed  
DATE DETERMINED: 28.11.2018

WARD: THAMES  
APPEAL NO: APP/E0345/W/18/3210325  
CASE NO: 180128  
ADDRESS: 2 Wrenfield Drive, Caversham  
PROPOSAL: Proposed residential development of a one and half storey two bedroom dwelling with associated hard and soft landscaping.

CASE OFFICER: Ethne Humphreys  
METHOD: Written Representation  
DECISION: Dismissed  
DATE DETERMINED: 30.11.2018

WARD: BATTLE  
APPEAL NO: APP/E0345/W/18/3209745  
CASE NO: 180017  
ADDRESS: 109 Sherwood St  
PROPOSAL: Replacement of lock up garage with two storey side extension

CASE OFFICER: Claire Ringwood  
METHOD: Householder Written Representation  
DECISION: Dismissed  
DATE DETERMINED: 07.12.2018

WARD: BATTLE  
APPEAL NO: APP/E0345/W/18/3204403  
CASE NO: 171802  
ADDRESS: 2 Connaught Close  
PROPOSAL: Demolition of existing property and erection of 4 houses (2x3 bed and 2x4 bed)

CASE OFFICER: Claire Ringwood  
METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 3.12.2018

WARD: ABBEY  
APPEAL NO: APP/E0345/W/18/3208790  
CASE NO: 180740  
ADDRESS: 9 Vachel Road  
PROPOSAL: Conversion of existing building from single dwellinghouse to 3 x 1bed and 1 x 2 bed apartments

CASE OFFICER: Matthew Burns  
METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 3.12.2018

### APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

- Land off Peppard Road, Emmer Green - Out of Borough

Planning Officers reports on appeal decisions attached.