

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

<b>TO:</b>	<b>PLANNING APPLICATIONS COMMITTEE</b>		
<b>DATE:</b>	<b>2 JUNE 2021</b>		
<b>TITLE:</b>	<b>PLANNING APPEALS</b>		
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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: THAMES  
APPEAL NO: APP/E0345/D/21/3269778  
CASE NO: 201312  
ADDRESS: 23 Kidmore Road, Caversham  
PROPOSAL: Rear extension and remodelling of house  
CASE OFFICER: Nathalie Weekes  
METHOD: Householder Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 22.04.2021

WARD: CAVERSHAM  
APPEAL NO: APP/E0345/C/20/3249309  
CASE NO: 191385  
ADDRESS: 3 St Johns Road Caversham  
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: Virtual Hearing  
APPEAL TYPE: ENFORCEMENT NOTICE  
APPEAL LODGED: 2.12.2020

### **APPENDIX 2**

### **Appeals Decided:**

WARD: BATTLE  
APPEAL NO: APP/E0345/W/20/3260313  
CASE NO: 200429  
ADDRESS: 1A Stanley Grove  
PROPOSAL: Alterations to a building to create a one bedroom residential dwelling (C3)  
CASE OFFICER: Nathalie Weekes  
METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 23.04.2021

WARD: MINSTER  
APPEAL NO: APP/E0345/W/20/3261092  
CASE NO: 200571  
ADDRESS: 4 Downshire Square  
PROPOSAL: Demolition of existing dwelling house and large detached garage and erection of new building comprising of 3 townhouses and 2 flats  
CASE OFFICER: Ethne Humphreys  
METHOD: Written Representation

DECISION: DISMISSED  
DATE DETERMINED: 27.04.2021

WARD: KATESGROVE  
APPEAL NO: APP/E0345/W/20/3260978  
CASE NO: 191607  
ADDRESS: 17 Mount Pleasant  
PROPOSAL: Conversion of dwelling to 1x1 bed and 1x2 bed flats, part one, part two storey rear extension, and erection cycle store  
CASE OFFICER: Tom Hughes  
METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 27.04.2021

WARD: CHURCH  
APPEAL NO: APP/E0345/W/20/3258305  
CASE NO: 200532  
ADDRESS: 3 Modbury Gardens  
PROPOSAL: The erection of a two-storey side and rear extension to create 2 x no. 2-bedroom flats.  
CASE OFFICER: Tom Hughes  
METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 27.04.2021

WARD: KATESGROVE  
APPEAL NO: APP/E0345/W/20/3265679  
CASE NO: 200639  
ADDRESS: "Hazelwood", 13 Kendrick Road, Reading  
PROPOSAL: Erection of single-storey bow roofed garden house comprising two 2-bed flats. Revised private amenity space and parking layout.  
CASE OFFICER: Ethne Humphreys  
METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 04.05.2021

WARD: ABBEY  
APPEAL NO: APP/E0345/W/20/3263270  
CASE NO: 191792  
ADDRESS: 71-73 Caversham Road, Reading  
PROPOSAL: Demolition of former retail warehouse and erection of a mixed-use building comprising 44 residential units consisting of x5 affordable units, 194sqm of retail floorspace (Use Class A1) at ground floor and associated car parking, cycle parking and landscaping.  
CASE OFFICER: Jonathan Markwell  
METHOD: Informal Hearing

DECISION: DISMISSED  
DATE DETERMINED: 14.05.2021

### **APPENDIX 3**

**Address Index of Planning Officers reports on appeal decisions.**

- 71-73 Caversham Road
- 4 Downshire Square
- 13 Kendrick Road