

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

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	8 SEPTEMBER 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 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: NORCOT
APPEAL NO: APP/E0345/D/21/3271422
CASE NO: 201720
ADDRESS: 4 Tofrek Terrace
PROPOSAL: Variation of condition 3 (approved plans) of planning permission 200982/HOU, dated 21/10/20 (for a part one, part two storey rear extension), namely to allow an increased depth of 0.5m at the ground floor and 1.5m at the first floor
CASE OFFICER: Tom Hughes
METHOD: Written Representation
APPEAL TYPE: HOUSEHOLDER
APPEAL LODGED: 05.08.2021

WARD: KATESGROVE
APPEAL NO: APP/E0345/W/21/3277248
CASE NO: 201221
ADDRESS: "The Faculty", 23-27 London Road, Reading
PROPOSAL: Change of use of The Faculty from 16 serviced apartments (Use Class C1) to 15 residential flats (Use Class C3).
CASE OFFICER: Claire Ringwood
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 13.08.2021

APPENDIX 2

Appeals Decided:

WARD: KATESGROVE
APPEAL NO: APP/E0345/X/20/3262741
CASE NO: 201259
ADDRESS: "New Century Place", East Street
PROPOSAL: Certificate of Lawfulness for Existing 135 self-contained studio apartments in Class C3 dwellinghouse use.
CASE OFFICER: Richard Eatough
METHOD: Written Representation
DECISION: Allowed
DATE DETERMINED: 26.07.21

WARD: REDLANDS
APPEAL NO: APP/E0345/C/20/3262510
CASE NO: 041115
ADDRESS: 34 Eldon Terrace
PROPOSAL: An appeal against an enforcement notice issued by Reading Borough Council for alleged breach of planning control.
CASE OFFICER: Richard Eatough
METHOD: Virtual Hearing

DECISION: Enforcement notice upheld
DATE DETERMINED: 26.07.21

WARD: KENTWOOD
APPEAL NO: APP/E0345/X/21/3270720
CASE NO: 191318
ADDRESS: "The Kiln", 16a Romany Lane
PROPOSAL: Existing use as a self contained studio (C3 use)
CASE OFFICER: Connie Davis
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 2613.08.2021

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

- 34 Eldon Terrace
- The Kiln, 16a Romany Lane

Planning Officers reports on appeal decisions attached.