

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	6 FEBRUARY 2019		
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 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: ABBEY
APPEAL NO: APP/E0345/H/18/3205494
CASE NO: 180532
ADDRESS: Broad Street Mall, Broad Street, Reading
PROPOSAL: Replacement signage comprising 3x internally illuminated fascia signs, 1x internally illuminated projecting sign and assorted vinyl signage
CASE OFFICER: Tom French
METHOD: Written Representation
APPEAL TYPE: Non-determination
APPEAL LODGED: 04.01.2019

WARD: KATESGROVE
APPEAL NO: APP/E0345/W/18/3217314
ADDRESS: 2 London Court, East Street, Reading
PROPOSAL: New dormer window in roof on rear elevation (retrospective)
CASE OFFICER: Tom French
METHOD: Written Representation
APPEAL TYPE: Refusal
APPEAL LODGED: 03.01.2019

APPENDIX 2

Appeals Decided:

WARD: REDLANDS
APPEAL NO: APP/E0345/W/18/3208163
CASE NO: 171772
ADDRESS: 34 Eldon Terrace
PROPOSAL: Change of use of basement storage rooms to provide 2 x 1 bed flats including retention of lightwell to rear and associated internal and external alterations.
CASE OFFICER: Anthony Scholes
METHOD: Written Representation
DECISION: Dismissed
DATE DETERMINED: 18.12.2018

WARD: CAVERSHAM
APPEAL NO: APP/E0345/W/18/3205140
CASE NO: 180563
ADDRESS: 3 Prospect Street
PROPOSAL: Change of use of restaurant to (A3) to retail/professional & financial services (A1/A2), upwards extension to 3 Prospect Street or provide additional residential unit, conversion of rear part of restaurant to provide 4 new residential units, demolition of 1a North Street and replacement with building containing 4 residential units.
CASE OFFICER: Susanna Bedford
METHOD: Written Representation
DECISION: Dismissed
DATE DETERMINED: 18.12.2018

WARD: PEPPARD
APPEAL NO: APP/E0345/W/18/3208809
CASE NO: 172017
ADDRESS: Land adj. to 22 Quantock Ave
PROPOSAL: Proposed 2 bed single storey dwelling
CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
DECISION: Dismissed
DATE DETERMINED: 08.01.2019

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

No reports available this time.

Planning Officers reports on appeal decisions attached.