

**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<sup>nd</sup> March 2022</b>	<b>AGENDA ITEM:</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.

## **APPENDIX 1**

### **Appeals Lodged:**

WARD: PEPPARD  
APPEAL NO: APP/E0345/W/21/3289345  
CASE NO: 211667  
ADDRESS: Land off Venetia Close (rear garden of 49 Kiln Road)  
PROPOSAL: Retrospective application for the erection of a 4 bedroom two storey detached house at land off Venetia Close, pursuant to APP/E0345/W/16/3143453 with altered boundary, access arrangements and dwelling design  
CASE OFFICER: Natalie Weekes  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 01.02.2022

WARD: REDLANDS  
APPEAL NO: APP/E0345/X/22/3291832  
CASE NO: 191663  
ADDRESS: 24 Donnington Gardens, Reading  
PROPOSAL: Certificate of Lawfulness of existing use of the property as a 4 person, 4 bedroom HMO (C4 use)  
CASE OFFICER: Connie Davis  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 14.02.2022

## **APPENDIX 2**

### **Appeals Decided:**

WARD: WHITLEY  
APPEAL NO: APP/E0345/Z/21/3276515  
CASE NO: 210479  
ADDRESS: "Unit 7", Reading Gate Retail Park, A33 Relief Road, Reading  
PROPOSAL: 3 x non-illuminated vertical banners, 5 x illuminated fascia signs, 3 x non-illuminated painted logos, 1 x internally illuminated menu box, 1 x non-illuminated horizontal painted panel (amended)  
CASE OFFICER: Connie Davis  
METHOD: Written Representation  
DECISION: ALLOWED  
DATE DETERMINED: 10.2.22

## **APPENDIX 3**

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

**No reports available this time.**