

READING BOROUGH COUNCIL

REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	1 JUNE 2022		
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 in accordance with the themes of the Council's Corporate Plan:

1. Healthy Environments

2. Thriving Communities
3. Inclusive Economy

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: TILEHURST
APPEAL NO: APP/E0345/W/21/3288114
CASE NO: 211429/TEL
ADDRESS: "Site Adjacent Prince of Wales PH", St Michaels Road,
Tilehurst, Reading
PROPOSAL: Application for prior notification of proposed development by
telecommunications code systems operators.
CASE OFFICER: Chukwudi Onwudinanti
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 24.3.22

WARD: WHITLEY
APPEAL NO: APP/E0345/W/21/3286980
CASE NO: 210125/FUL
ADDRESS: 357 Basingstoke Road, Reading
PROPOSAL: Removal of existing workshop and the erection of a new
workshop
CASE OFFICER: Connie Davis
METHOD: Written Representation
APPEAL TYPE: Appeal against conditions imposed
APPEAL LODGED: 30.3.22

WARD: PARK
APPEAL NO: APP/E0345/W/22/3291549
CASE NO: 210906
ADDRESS: "Alexander House", 205-207 Kings Road, Reading
PROPOSAL: Change of use from office use Class B1a to residential use
Class C3 to create 13 new residential dwellings. These are
created 11 within the roofspace of the building and a further
2 units on Ground and 1st Floor. Prior Notification under Class
O, Part 3 of Schedule 2 of the Town and Country Planning
(General Permitted Development) Order 2015.
CASE OFFICER: Jonathan Markwell
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 06.05.2022

WARD: EMMER GREEN
APPEAL NO: APP/E0345/D/22/3297622
CASE NO: 220149/HOU
ADDRESS: 264 Henley Road, Caversham
PROPOSAL: First floor rear and side extensions, single storey rear extension, new front boundary wall and gates. Alterations to window fenestration.
CASE OFFICER: Beatrice Malama
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 4.5.2022

WARD: TILEHURST
APPEAL NO: APP/E0345/W/21/3289234
CASE NO: 211276
ADDRESS: "Land Adjacent", 114-116 School Road, Tilehurst
PROPOSAL: Erection of building to provide ground floor retail unit (Class E) with 4 residential flats above (Class C3)
CASE OFFICER: Connie Davis
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 06.05.2022

WARD: KATESGROVE
APPEAL NO: APP/E0345/W/22/3290997
CASE NO: 210069
ADDRESS: 30 Essex Street
PROPOSAL: Change of use of dwelling (Class C3) to house in multiple occupation (Class C4)
CASE OFFICER: David Brett
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 12.5.2022

APPENDIX 2

Appeals Decided:

WARD: COLEY
APPEAL NO: APP/E0345/W/21/3278190
CASE NO: 210116
ADDRESS: 66 Berkeley Avenue, Reading
PROPOSAL: Change of Use from Hotel to Health Clinic with associated alterations, new parking and entrance path for clinic.
CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 21.3.22

WARD: REDLANDS
APPEAL NO: APP/E0345/W/21/3279894
CASE NO: 210127
ADDRESS: 27 Newcastle Road, Reading
PROPOSAL: Erection of single storey rear extension and rear dormer window to create an 8 person HMO (sui generis).
CASE OFFICER: Nathalie Weekes
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 12.4.22

APPEAL FOR COSTS AWARDED TO APPLICANT

WARD: EMMER GREEN
APPEAL NO: APP/E0345/W/21/3289345
CASE NO: 211667
ADDRESS: Land off Venetia Close (rear garden of 49 Kiln Road), Emmer Green, Reading
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: Nathalie Weekes
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 25.4.22

WARD: CAVERSHAM
APPEAL NO: APP/E0345/W/22/3290550
CASE NO: 211658
ADDRESS: 40 Church Street, Reading
PROPOSAL: Partial conversion of ground floor from flat (Class C3) to commercial use (Class E(a))
CASE OFFICER: Tom Hughes
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 12.5.22

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

No reports available this time.