

READING BOROUGH COUNCIL

REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	22 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 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: KATESGROVE
APPEAL NO: APP/E0345/W/22/3291067
CASE NO: 210526
ADDRESS: 220 Elgar Road South, Reading
PROPOSAL: Residential redevelopment comprising demolition of existing single storey building and erection of 18 dwellings together with associated works
CASE OFFICER: Claire Ringwood
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 27.05.2022

APPENDIX 2

Appeals Decided:

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
DECISION: ALLOWED
DATE DETERMINED: 25.5.2022

WARD: ABBEY
APPEAL NO: APP/E0345/W/21/3284108
CASE NO: 210478
ADDRESS: "Soane Point", 6-8 Market Place, Reading
PROPOSAL: Change of use of part of the ground floor, part basement, and upper floors from office use Class B1(a) to C3, 144 studio apartments. Prior Notification under Class 0, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015
CASE OFFICER: Matthew Burns
METHOD: Written Representation

DECISION: ALLOWED
DATE DETERMINED: 26.5.2022

WARD: CAVERSHAM HEIGHTS
APPEAL NO: APP/TPO/E0345/8541
CASE NO: 210201
ADDRESS: 11 Ridge Hall Close, Caversham, Reading
PROPOSAL: Fell one Lime tree in the front garden
CASE OFFICER: Sarah Hanson
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 10.05.22

WARD: ABBEY
APPEAL NO: APP/E0345/W/21/3288185
CASE NO: 211214
ADDRESS: "County House", 17 Friar Street, Reading
PROPOSAL: Change of use of from Class B1(a) (offices) to C3 (dwelling houses) to comprise 23 dwellings. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.
CASE OFFICER: Matthew Burns
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 07.06.2022

WARD: CAVERSHAM HEIGHTS
APPEAL NO: APP/E0345/W/21/3277933
CASE NO: 200718
ADDRESS: Pumping Station Adjacent, 20 Chazey Road, Caversham,
PROPOSAL: Demolition of former pumping house and new dwelling
CASE OFFICER: Julie Williams
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 09.06.2022

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

- Pumping Station Adjacent 20 Chazey Road
- 11 Ridge Hall Close

Planning Officers reports on appeal decisions attached.