

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

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	20th July 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: CHURCH
APPEAL NO: APP/E0345/W/22/3295590
CASE NO: 211542
ADDRESS: Pepper Lane, Reading
PROPOSAL: Installation of 18m monopole and ancillary equipment
CASE OFFICER: Beatrice Malama
METHOD: Written Representation
APPEAL TYPE: REFUSAL PRIOR APPROVAL
APPEAL LODGED: 17.6.2022

WARD: THAMES
APPEAL NO: APP/E0345/W/22/3298362
CASE NO: 2110544
ADDRESS: "Land adjacent to The Moorings", Mill Green, Caversham
PROPOSAL: Vehicular access with permeable surface on land south of Mill Green to provide access to The Moorings
CASE OFFICER: Claire Ringwood
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 30.6.2022

WARD: READLANDS
APPEAL NO: APP/E0345/W/22/3295119
CASE NO: 201650
ADDRESS: 111a Watlington Street, Reading
PROPOSAL: Part demolition of existing industrial building and erection of a three storey end of terrace building of 6 flats (C3 use) (amended description)
CASE OFFICER: David Brett
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 05.07.2022

APPENDIX 2

Appeals Decided:

WARD: TILEHURST
APPEAL NO: APP/E0345/W/21/3288114
CASE NO: 211429
ADDRESS: "Site Adjacent Prince of Wales PH", St Michaels Road
PROPOSAL: Application for prior notification of proposed development by telecommunications code systems operators.
CASE OFFICER: Chukwudi Onwudinanti
METHOD: Written Representation
DECISION: Dismissed
DATE DETERMINED: 13/ 6/2022

WARD: CAVERSHAM HEIGHTS
APPEAL NO: APP/E0345/D/22/3292725
CASE NO: 211793
ADDRESS: 2 Bramblings, Caversham, Reading
PROPOSAL: Ground floor extension, conversion of garage and construction of an attached garage and re-pitching of roofs.
CASE OFFICER: Marcie Rejwerska
METHOD: Written Representation
DECISION: Dismissed
DATE DETERMINED: 28/ 6/2022

WARD: Emmer Green
APPEAL NO: APP/E0345/D/22/3297622
CASE NO: 220149
ADDRESS: 264 Henley Road, Caversham, Reading
PROPOSAL: Single storey rear extension
CASE OFFICER: Beatrice Malama
METHOD: Written Representation
DECISION: Allowed
DATE DETERMINED: 30/ 6/2022

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

None available this time.

Planning Officers reports on appeal decisions attached.