

READING BOROUGH COUNCIL

REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	7 SEPTEMBER 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: REDLANDS
APPEAL NO: APP/E0345/W/22/3298800
CASE NO: 210714
ADDRESS: The Abbey School, 17 Kendrick Road
PROPOSAL: Variation of conditions 6 (hedge height and density) and 13 (hours of floodlighting) of planning permission 120948 (for Development of an all-weather playing field with floodlights and fencing), namely to remove section of hedge and replace with railings, pillars and brick wall and to increase the hours of use of floodlighting
CASE OFFICER: Beatrice Malma
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 20th July 2022

WARD: BATTLE
APPEAL NO: APP/E0345/W/22/3298149
CASE NO: 211986
ADDRESS: 36a Wantage Road, Reading
PROPOSAL: Conversion of loft space with front and rear dormers to form additional bedroom and bathroom
CASE OFFICER: David Brett
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 27th July 2022

WARD: THAMES
APPEAL NO: APP/E0345/W/22/3298606
CASE NO: 210530
ADDRESS: 141-145 Caversham Road, Reading
PROPOSAL: Installation of door at first floor and external staircase to rear
CASE OFFICER: Beatrice Malma
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 3rd August 2022

APPENDIX 2

Appeals Decided:

WARD: CHURCH
APPEAL NO: APP/E0345/W/21/3286980
CASE NO: 210125
ADDRESS: 357 Basingstoke Road, Reading
PROPOSAL: Removal of existing workshop and the erection of a new workshop
CASE OFFICER: Connie Davies
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 3rd August 2022

WARD: KATESGROVE
APPEAL NO: APP/E0345/W/22/3291067
CASE NO: 210526
ADDRESS: 220 Elgar Road South
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
DECISION: DISMISSED
DATE DETERMINED: 9th August 2022
APPEAL FOR COSTS: DISMISSED

WARD: KATESGROVE
APPEAL NO: APP/E0345/W/22/3290997
CASE NO: 210069
ADDRESS: 30 Essex Street, Reading
PROPOSAL: Change of use of dwelling (Class C3) to house in multiple occupation (Class C4)
CASE OFFICER: David Brett
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 8th August 2022

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

None available this time.