

READING BOROUGH COUNCIL

REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	5 OCTOBER 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.

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: TILEHURST
APPEAL NO: APP/E0345/W/22/3301610
CASE NO: 210708
ADDRESS: "Water Tower Store", 54-54A Norcot Road, Tilehurst,
PROPOSAL: Conversion of existing Water Tower Store to a dwelling house Class C3) and insertion of new doors, windows and rooflights. Associated soft landscaping and erection of brick wall and gate.

CASE OFFICER: Natalie Weekes
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 16th September 2022

WARD: BATTLE
APPEAL NO: APP/E0345/W/22/3299930
CASE NO: 220032
ADDRESS: "Rear Of", 24-26 Wantage Road, Reading
PROPOSAL: Construction of 2 semi-detached houses at the rear of 24-26 Wantage Road with access from Wilson Road

CASE OFFICER: Claire Ringwood
METHOD: Written Representation
APPEAL TYPE: NON-DETERMINATION
APPEAL LODGED: 13th September

WARD: EMMER GREEN
APPEAL NO: APP/E0345/W/22/3303138
CASE NO: 220638
ADDRESS: Grove Road Emmer Green
PROPOSAL: Application for prior notification of proposed 'slim line' phase 8 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works by telecommunications code systems operators (amended description)

CASE OFFICER: Beatrice Malama
METHOD: Written Representation
APPEAL TYPE: REFUSAL PRIOR APPROVAL
APPEAL LODGED: 16th September 2022

APPENDIX 2

Appeals Decided:

WARD: NORCOT
APPEAL NO: APP/E0345/D/21/3271422
CASE NO: 201720
ADDRESS: 4 Tofrek Terrace, Reading
PROPOSAL: Variation of condition 3 (approved plans) of planning permission 200982/HOU, dated 21/10/20 (for a part one, part two storey rear extension), namely to allow an increased depth of 0.5m at the ground floor and 1.5m at the first floor
CASE OFFICER: Tom Hughes
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 20th September 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
DECISION: ALLOWED
DATE DETERMINED: 21ST September 2022

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

None available this time.