

READING BOROUGH COUNCIL

REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	7 DECEMBER 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 creating a sustainable environment with active communities and helping the economy within the Borough as identified as 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: BATTLE
APPEAL NO: APP/E0345/X/22/3310197
CASE NO: 200036
ADDRESS: 551b Oxford Road, Reading
PROPOSAL: Use of building to rear of 551 Oxford Road as self-contained dwelling
CASE OFFICER: Connie Davis
METHOD: Written Representation
APPEAL TYPE: REFUSAL OF PLANNING PERMISSION
APPEAL LODGED: 21.11.2022

APPENDIX 2

Appeals Decided:

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 Malama
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 25/10/2022

WARD: PARK
APPEAL NO: APP/E0345/D/21/3278656
CASE NO: 210328
ADDRESS: 11 Whiteknights Road, Reading
PROPOSAL: Single storey rear extension
CASE OFFICER: Beatrice Malama
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 31.10.2022

WARD: ABBEY
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 Malama
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 09.11.2022

WARD: ABBEY
APPEAL NO: APP/TPO/E0345/8715
CASE NO: 210923
ADDRESS: 51 Orchard Grove, Emmer Green, Reading
PROPOSAL; Fell one Oak tree in the rear garden
CASE OFFICER: Sarah Hanson
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 08.11.2022

WARD: THAMES
APPEAL NO: APP/E0345/W/22/3298362
CASE NO: 210544
ADDRESS: Land adjacent to The Moorings", Mill Green, Caversham, Reading
PROPOSAL; Vehicular access with permeable surface on land south of provide access to The Moorings
CASE OFFICER: Claire Ringwood
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 15.11.2022

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
DECISION: ALLOWED
DATE DETERMINED: 22.11.2022

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
DECISION: DISMISSED
DATE DETERMINED: 25.11.2022

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

- 210923/TPO - 51 Orchard Grove
- 210544/FUL - "Land adjacent to The Moorings", Mill Green
- 210328/HOU - 11 Whiteknights Road
- 210714/VAR - The Abbey School, 17 Kendrick Road