

## READING BOROUGH COUNCIL

### REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

<b>TO:</b>	PLANNING APPLICATIONS COMMITTEE		
<b>DATE:</b>	1 <sup>st</sup> March 2023		
<b>TITLE:</b>	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: KATESGROVE  
APPEAL NO: APP/E0345/W/22/3313234  
CASE NO: 211614  
ADDRESS: 9 Upper Crown Street, Reading  
PROPOSAL: Demolition of existing buildings and structures, associated reuse of frame with basement level used for car parking & servicing, erection of 4 no. residential blocks containing 46 no. dwellings above, associated parking (including replacement), access works and landscaping, relocation of substations & associated works to rear of indigo apartments to facilitate pedestrian access.  
CASE OFFICER: Tom Bradfield  
METHOD: Hearing  
APPEAL TYPE: REFUSAL OF PLANNING PERMISSION  
APPEAL LODGED: 12.01.2023

WARD: ABBEY  
APPEAL NO: APP/E0345/W/22/3303428  
CASE NO: 211424  
ADDRESS: 1a Eaton Place, Reading  
PROPOSAL: Demolition of existing commercial building (Class E) and erection of a residential block comprising of 2 x 1 bed flats (Class C3)  
CASE OFFICER: David Brett  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL OF PLANNING PERMISSION  
APPEAL LODGED: 30.01.2023

WARD: THAMES  
APPEAL NO: APP/E0345/X/22/3312747  
CASE NO: 220591  
ADDRESS: The Moorings, Mill Green  
PROPOSAL: Certificate of Lawfulness for Existing use as commercial boatyard  
CASE OFFICER: Alison Amoah  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL OF PLANNING PERMISSION  
APPEAL LODGED: 06.02.2023

WARD: TILEHURST  
APPEAL NO: APP/E0345/X/23/3315074  
CASE NO: 221325  
ADDRESS: 30 Westwood Glen  
PROPOSAL: Application for a Lawful Development Certificate for a Proposed Caravan (movable) to be used as ancillary accommodation  
CASE OFFICER: David Brett  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL OF PLANNING PERMISSION  
APPEAL LODGED: 13.02.2023

WARD: THAMES  
APPEAL NO: APP/E0345/X/22/3312747  
CASE NO: 220591  
ADDRESS: The Moorings, Mill Green  
PROPOSAL: Certificate of Lawfulness for Existing use as commercial boatyard  
CASE OFFICER: Alison Amoah  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL OF PLANNING PERMISSION  
APPEAL LODGED: 06.02.2023

WARD: NORCOT  
APPEAL NO: APP/E0345/W/22/3309850  
CASE NO: 211182  
ADDRESS: 60 Beecham Road, Reading  
PROPOSAL: Conversion of existing garage to change the existing flat roof to a pitch roof, relocate windows and add a bay window on the front building.  
CASE OFFICER: Beatrice Malama  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL OF PLANNING PERMISSION  
APPEAL LODGED: 15.02.2023

## **APPENDIX 2**

### **Appeals Decided:**

WARD: THAMES  
APPEAL NO: APP/E0345/L/2/3308747  
CASE NO: 180086  
ADDRESS: Land at 2A Randolph Road  
PROPOSAL: Change of use of ground and first floor to 3 no. C3 use residential flats (1 x 2 bed, 1 X 1 bed and 1 x studio flat) including a part two/part single storey side extension. The alleged breaches are: the failure to submit a Commencement Notice before starting works on the chargeable development and the late payment of 30 days, 6 months and 12 months of CIL  
CASE OFFICER: Neal Gascoine  
METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 26.01.2023

WARD: REDLANDS  
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  
DECISION: DISMISSED  
DATE DETERMINED: 01.02.2023

### APPENDIX 3

**Address Index of Planning Officers reports on appeal decisions.**

- 111a Watlington Street