

# Planning Applications Committee

06 December 2023



**Reading**  
Borough Council  
Working better with you

<b>Title</b>	<b>PLANNING APPEALS</b>
<b>Purpose of the report</b>	To note the report for information
<b>Report status</b>	Public report
<b>Report author</b>	Julie Williams, Development Manager (Planning & Building Control)
<b>Lead Councillor</b>	Councillor Micky Leng, Lead Councillor for Planning and Assets
<b>Corporate priority</b>	Inclusive Economy
<b>Recommendations</b>	The Committee is asked: 1. To note the report.

## 1. Executive Summary

- 1.1. To advise Committee on notifications received from the Planning Inspectorate on planning appeals registered with them or decision made and to provide summary reports on appeal decisions of interest the Planning Applications Committee.

## 2. Information provided

- 2.1. Please see Appendix 1 of this report for new appeals lodged since the last committee.
- 2.2. Please see Appendix 2 of this report for appeals decided since the last committee.
- 2.3. Please see Appendix 3 of this report for new Planning Officers reports on those appeal decisions of interest to this committee.

## 3. Contribution to Strategic Aims

- 3.1. 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.

## 4. Environmental and Climate Implications

- 4.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 4.2. 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

## 5. Community Engagement

- 5.1. 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.

## **6. Equality Implications**

6.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, 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.

6.2. It is considered that an Equality Impact Assessment (EIA) is not relevant to the decision on whether sites need to be visited by Planning Application Committee. The decision will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.

## **7. Legal Implications**

7.1. 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.

## **8. Financial Implications**

8.1. 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”.

## **9. Timetable for Implementation**

9.1. Not applicable.

## **10. Background Papers**

10.1. There are none.

## **APPENDIX 1**

### **Appeals Lodged:**

WARD: REDLANDS  
APPEAL NO: APP/E0345/W/23/3323732  
CASE NO: 220123/FUL  
ADDRESS: 9 Eldon Square, Reading  
PROPOSAL: Demolition of existing garages and car port, followed by construction of one detached three-bedroom, 1.5 storey detached dwelling, with associated car parking, cycle and bin storage.

CASE OFFICER: Nicola Taplin  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 17<sup>th</sup> October 2023

WARD: REDLANDS  
APPEAL NO: APP/E0345/Y/23/3323751  
CASE NO: 220124/LBC  
ADDRESS: 9 Eldon Square, Reading  
PROPOSAL: Demolition of existing garages and car port, followed by construction of one detached three-bedroom, 1.5 storey detached dwelling, with associated car parking, cycle and bin storage.

CASE OFFICER: Nicola Taplin  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL OF LISTED BUILDING CONSENT  
APPEAL LODGED: 17<sup>th</sup> October 2023

WARD: BATTLE  
APPEAL NO: APP/E0345/W/23/3325238  
CASE NO: 221038/FUL  
ADDRESS: 37 Hilcot Road  
PROPOSAL: Demolition of existing building and erection of three new residential dwellings (C3 Use Class).

CASE OFFICER: Nathalie Weekes  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 19th October 2023

WARD: KATESGROVE  
APPEAL NO: APP/E0345/W/23/3315618  
CASE NO: 220258  
ADDRESS: 220 Elgar Road South  
PROPOSAL: Residential redevelopment comprising demolition of existing single storey building and erection of 16 dwellings together with associated works (re-submission of application 210526)

CASE OFFICER: Jonathan Markwell  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 13th September 2023

WARD: KATESGROVE  
APPEAL NO: APP/E0345/Z/23/3326490  
CASE NO: 230533  
ADDRESS: "Highway Verge", Junction of the A33 and Rose Kiln Lane, Reading  
PROPOSAL: Single leg freestanding advertising structure featuring two internally illuminated sequential display screens

CASE OFFICER: Gary Miles  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED 05<sup>th</sup> October 2023

WARD: PARK  
APPEAL NO: APP/E0345/W/23/3324013  
CASE NO: 221399  
ADDRESS: 2 Adelaide Road, Reading, Berkshire  
PROPOSAL: Application for the Demolition of buildings and construction of new dwellinghouses in their place. To construct a one bedroom detached dwelling 64sqm GIA over two storeys. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class ZA

CASE OFFICER: Sian Hickey  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL OF Demolition of buildings and construction of new dwelling houses  
APPEAL LODGED: 26<sup>TH</sup> October 2023

WARD: NORCOT  
APPEAL NO: APP/E0345/W/23/3327397  
CASE NO: 230011  
ADDRESS: "Site to East of", 121 Cockney Hill, Tilehurst, Reading  
PROPOSAL: Application for prior notification of proposed installation of an H3G 15m street pole and three additional equipment cabinets by telecommunications code systems operators (amended)

CASE OFFICER: Ryan Allen  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED 14.11.2023

WARD: CAVERSHAM  
APPEAL NO: APP/E0345/W/23/3327407  
CASE NO: 230313  
ADDRESS: Site at Junction of Henley Road and Donegal Close, Caversham,  
PROPOSAL; Application for prior notification of proposed installation of an H3G 15m street pole and three additional equipment cabinets by telecommunications code systems operators (amended)

CASE OFFICER: Ryan Allen  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED 14.11.2023

## **APPENDIX 2**

### **Appeals Decided:**

WARD: EMMER GREEN  
APPEAL NO: APP/E0345/W/23/3319651  
CASE NO: 230071  
ADDRESS: Street Works", Caversham Park Road, Caversham, Reading  
PROPOSAL: Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets  
CASE OFFICER: Nicola Taplin

METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 08.11.2023

WARD: WHITLEY  
APPEAL NO: APP/E0345/W/23/3320395  
CASE NO: 221795  
ADDRESS: 10 Foxhays Road, Reading  
PROPOSAL: End of terrace 2 storey 3 bedroom dwelling  
CASE OFFICER: David Brett  
METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 13.11.2023

WARD: BATTLE  
APPEAL NO: APP/E0345/W/22/3310834  
CASE NO: 220776  
ADDRESS: "Land at", 362 Oxford Road, Reading  
PROPOSAL: Erection of a mixed-use development comprising of two commercial units on the ground floor (157.5 sqm), 26 residential units, associated landscaping, car and cycle parking.  
CASE OFFICER: Tom Bradfield  
METHOD: Written Representation  
DECISION: ALLOWED  
DATE DETERMINED: 08.11.2023

### **APPENDIX 3**

#### **Planning Officers reports on appeal decisions.**

- None