

Planning Applications Committee

28 February 2024



Reading
Borough Council
Working better with you

Title	PLANNING APPEALS
Purpose of the report	To note the report for information
Report status	Public report
Report author	Julie Williams, Development Manager (Planning & Building Control)
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Inclusive Economy
Recommendations	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: KATESGROVE
APPEAL NO: APP/E0345/W/23/3328372
CASE NO: 230169
ADDRESS: 248 Basingstoke Road, Reading
PROPOSAL: Demolition of workshop outbuildings. Construction of singular workshop outbuilding with open-sided balcony mezzanine storage space and staff rooms. No change of use.

CASE OFFICER: Marcie Rejwerska
METHOD: Written Representation
APPEAL TYPE: REFUSAL OF PLANNING PERMISSION
APPEAL LODGED: 05.02.2024

APPENDIX 2

Appeals Decided:

WARD: ABBEY
APPEAL NO: APP/E0345/D/23/3328423
CASE NO: 230454
ADDRESS: 20 Belle Vue Road, Reading
PROPOSAL: Erection of two dormer windows to the rear roof slope. (resubmission)

CASE OFFICER: Ryan Allen
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 24.01.2024

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 5G telecoms installation, provision of 15m tall telecommunications monopole mast with associated equipment cabinets.

CASE OFFICER: Ryan Allen
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 26.01.2024

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
DECISION: DISMISSED
DATE DETERMINED: 26.01.2024

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
DECISION: DISMISSED
DATE DETERMINED: 08.02.2024

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

CASE OFFICER: Natalie Weekes
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 09.02.2024

WARD: PARK
APPEAL NO: APP/E0345/D/23/3327206
CASE NO: 230375
ADDRESS: 85 Hamilton Road, Reading
PROPOSAL: Demolition of existing garage and replacement with new single garage. Part single storey extension excluding basement, part 2.5 storey extension excluding basement following demolition of existing rear outhouse extension. Removal of single pier to front boundary and insertion of new ironwork gate, and associated changes to fenestration.

CASE OFFICER: David Brett
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 13.02.2024

APPENDIX 3

Planning Officers reports on appeal decisions.
221399 2 Adelaide Road, Reading, Berkshire
221038 37 Hilcot Rd
230011 Honey End Lane Street Works