

Planning Applications Committee

26 June 2024



Reading
Borough Council
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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: EMMER GREEN
APPEAL NO: APP/E0345/D/24/3342412
CASE NO: 230396
ADDRESS: 146 Kidmore End Road, Emmer Green,
PROPOSAL: 2 Storey side and rear extension
CASE OFFICER: Ethne Humphreys
METHOD: Householder Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 21.05.2024

WARD: ABBEY
APPEAL NO: APP/E0345/W/24/3343524
CASE NO: 201104
ADDRESS: 10 Eaton Place
PROPOSAL: Demolition of the existing building and redevelopment of the site to provide a residential building of 5 storeys (Use Class C3) and associated public realm improvements
CASE OFFICER: Natalie Weekes

METHOD: Informal Hearing
APPEAL TYPE: REFUSAL
APPEAL LODGED: 24.05.2024

WARD: CHURCH
APPEAL NO: APP/E0345/W/24/3337127
CASE NO: 230115
ADDRESS: 9 Highmead Close, Reading
PROPOSAL: Erection of two blocks of two flats (4 flats in total) with associated parking and access
CASE OFFICER: Matthew Burns
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 03.04.2024

WARD: NORCOT
APPEAL NO: APP/E0345/W/24/3342234
CASE NO: 231578
ADDRESS: 194 Waverley Road, Reading
PROPOSAL: Demolition of an existing detached garage and replacement with new 2 bedroom residential dwelling.
CASE OFFICER: Marcie Rejwerska
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 05.06.2024

WARD: PARK
APPEAL NO: APP/E0345/Z/24/3341590
CASE NO: 231842
ADDRESS: "Land At Hand Car Wash", 261 London Road, Reading
PROPOSAL: New pair of illuminated 48-sheet digital advertisement displays
CASE OFFICER: Gary Miles
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 05.06.2024

WARD: NORCOT
APPEAL NO: APP/E0345/D/24/3343633
CASE NO: 231572
ADDRESS: 24 Ibstock Close, Reading
PROPOSAL: Proposed replacement of existing uPVC conservatory with new gable-roofed single-storey side and rear extension.
CASE OFFICER: James Schofield
METHOD: Written Representation
APPEAL TYPE: HOUSEHOLDER REFUSAL
APPEAL LODGED: 06.06.2024

APPENDIX 2

Appeals Decided:

WARD: REDLANDS *

APPEAL NO: APP/E0345/W/23/3335887
CASE NO: 221162
ADDRESS: "Land Adjacent", 300 Kings Road, Reading
PROPOSAL: Construction of a part five part three storey building of 14 residential apartments (C3) and associated undercroft car parking

CASE OFFICER: Anthony Scholes
METHOD: Informal Hearing
DECISION: ALLOWED
DATE DETERMINED: 21.5.2024

WARD: ABBEY *
APPEAL NO: APP/E0345/W/23/3325863
CASE NO: 221443
ADDRESS: "Dukesbridge House", 23 Duke Street, Reading
PROPOSAL: Construction of a pair of semi-detached mews houses with associated
Cycle and refuse storage
CASE OFFICER: Anthony Scholes
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 29.5.2024

WARD: COLEY
APPEAL NO: APP/E0345/W/22/3313574
CASE NO: 211416
ADDRESS: 4 Downshire Square, Reading
PROPOSAL: Erection of 1 x detached and 2 x semi detached dwellings
following demolition of the existing bungalow and detached garage
CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 23.05.2024

APPENDIX 3

Planning Officers reports on appeal decisions *.