

Planning Applications Committee

04 September 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: CHURCH
APPEAL NO: APP/E0345/D/24/3347557
CASE NO: 240320
ADDRESS: 3 Chagford Road
PROPOSAL: Retrospective application for single storey rear extension
CASE OFFICER: Marcie Rejwerska
METHOD: Householder written representation
APPEAL TYPE: REFUSAL OF PLANNING PERMISSION
APPEAL LODGED: 13.08.2024

WARD: CAVERSHAM HEIGHTS
APPEAL NO: APP/E0345/D/24/3345630
CASE NO: 240309
ADDRESS: 18 Richmond Road
PROPOSAL: Erection of a detached car port located at the front of the host dwelling - retrospective
CASE OFFICER: Sian Hickey
METHOD: Householder written representation
APPEAL TYPE: REFUSAL OF PLANNING PERMISSION
APPEAL LODGED: 13.08.2024

APPENDIX 2

Appeals Decided:

WARD: EMMER GREEN
APPEAL NO: APP/E0345/D/24/3342412
CASE NO: 230396
ADDRESS: 146 Kidmore End Road
PROPOSAL: Proposed development is a two storey side and rear extension
CASE OFFICER: Ethne Humphries
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED:09.08.2024

WARD: REDLANDS
APPEAL NO: APP/E0345/D/24/3343997
CASE NO: 240091
ADDRESS: 8 Avebury Square
PROPOSAL: Proposed single and double storey extension
CASE OFFICER: Gary Miles
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED:16.08.2024

WARD: TILEHURST
Appeal A No.s: APP/E0345/C/24/3338517 & APP/E0345/C/24/3338518
Appeal B No.s: APP/E0345/C/24/3338521 & APP/E0345/C/24/3338522:
ADDRESS: 20A Norcot Road, Tilehurst, Reading RG30 6BU
Type of Appeal: Enforcement notice Appeal
Method: Public Inquiry
Decision: Both Appeals DISMISSED and Enforcement Notices upheld
Date Determined: 13 August 2024

APPENDIX 3

Planning Officers reports on appeal decisions.

Appeal A No.s: APP/E0345/C/24/3338517 & APP/E0345/C/24/3338518
Appeal B No.s: APP/E0345/C/24/3338521 & APP/E0345/C/24/3338522:
ADDRESS: 20A Norcot Road, Tilehurst, Reading RG30 6BU