

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	6 March 2019	AGENDA ITEM:	5
TITLE:	PLANNING APPEALS		
AUTHOR:	Julie Williams	TEL:	0118 9374530
JOB TITLE:	Planning Manager	E-MAIL:	Julie.Williams@reading.gov.uk

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 producing a sustainable environment and economy within the Borough and to meeting the 2015 -18 Corporate Plan objective for “Keeping the town clean, safe, green and active.”

5. COMMUNITY ENGAGEMENT AND INFORMATION

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 IMPACT ASSESSMENT

6.1 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.

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. BACKGROUND PAPERS

9.1 Planning Appeal Forms and letters from the Planning Inspectorate.

APPENDIX 1

Appeals Lodged:

WARD: TILEHURST
APPEAL NO: APP/E0345/D/19/3220682
CASE NO: 181554
ADDRESS: 28 Wendover Way
PROPOSAL: Part one, part two storey front, side and rear extension
CASE OFFICER: Tom Hughes
METHOD: Written Representation
APPEAL TYPE: Householder appeal
APPEAL LODGED: 07.02.2019

WARD: MINSTER
APPEAL NO: APP/E0345/W/19/3220301
CASE NO: 181728
ADDRESS: 14 Boston Ave
PROPOSAL: Retrospective change of use from C3 residential dwelling house to an 8 bedroom sui generis House in Multiple Occupation
CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
APPEAL TYPE: Refusal
APPEAL LODGED: 12th February 2019

APPENDIX 2

Appeals Decided:

WARD: KENTWOOD
APPEAL NO: APP/E0345/D/18/3214414
CASE NO: 181167
ADDRESS: 7 Oakham Close
PROPOSAL: Part one, part two storey side and rear extension and enlargement of dormer
CASE OFFICER: Tom Hughes
METHOD: Householder Written Representation
DECISION: Allowed
DATE DETERMINED: 25.01.2019

WARD: ABBEY
APPEAL NO: APP/E0345/C/18/3206157
CASE NO: 16/E16206
ADDRESS: 21 George Street, RG1 7NP
PROPOSAL: Change of use to five self-contained residential flats
CASE OFFICER: Chris Beard
METHOD: Enforcement Written Representation
DECISION: DISMISSED
DATE DETERMINED: 30.01.2019

WARD: CHURCH
APPEAL NO: APP/E0345/C/18/3203475
CASE NO: E17050
ADDRESS: 36 Foxhays Road, RG2 8NN
PROPOSAL: Rear box dormer and two storey side extension
CASE OFFICER: Chris Beard
METHOD: Enforcement Written Representation
DECISION: DISMISSED
DATE DETERMINED: 31.01.2019

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

No reports available this time.