

Planning Applications Committee

08 October 2025



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 with summary reports provided.

3. Contribution to Strategic Aims

- 3.1. The Council Plan has established five priorities for the years 2025/28. These priorities are:
 - Promote more equal communities in Reading
 - Secure Reading's economic and cultural success
 - Deliver a sustainable and healthy environment and reduce our carbon footprint
 - Safeguard and support the health and wellbeing of Reading's adults and children
 - Ensure Reading Borough Council is fit for the future
- 3.2. In delivering these priorities, we will be guided by the following set of principles:
 - Putting residents first
 - Building on strong foundations
 - Recognising, respecting, and nurturing all our diverse communities
 - Involving, collaborating, and empowering residents
 - Being proudly ambitious for Reading
- 3.3. Defending planning appeals made against planning decisions contributes to creating a sustainable and healthy environment with supported communities and helping the economy within the Borough as identified as the priorities within the Council 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: Caversham Heights
APPEAL NO: APP/E0345/D/25/3373169
CASE NO: PL/25/0574
ADDRESS: 1 Gravel Hill Cottages, Blagrove Lane, Caversham
RG4 7D
CASE OFFICER: Huimin Chen
DATE REFUSED: 30/06/2025
PROPOSAL: Two storey and single storey rear and side extension
METHOD: Written Representations

APPENDIX 2

Appeals Decided:

WARD: Battle
APPEAL NO: APP/E0345/D/25/3361278
CASE NO: PL/24/1470
ADDRESS: 94 Tilehurst Road, Reading
CASE OFFICER: Ethen Humphreys
PROPOSAL: Proposed raised parking area to provide 2x off road
parking spaces and new front boundary wall
METHOD: Householder Appeal Service (HAS)
DECISION: Dismissed
DATE APPEAL DETERMINED: 16 September 2025

Officer note: The Inspector did not agree with the reason for refusal concerned with harm to neighbours but did agree with the Council's concerns for the impact on the outlook for occupiers of the application site and dismissed the appeal on this basis.

WARD: Church
APPEAL NO: APP/E0345/W/25/3363446
CASE NO: PL/24/1612
ADDRESS: 232 Shinfield Road, Reading
CASE OFFICER: Gary Miles
PROPOSAL: Erection of canopy in car park area (retrospective)
METHOD: Written Representations
DECISION: Allowed
DATE APPEAL DETERMINED: 17 September 2025

Officer note: The Inspector disagreed with the reasons for refusal finding no harm caused by the canopy to the appearance of the site nor harm caused to neighbours by the use of the covered area for sales so allowed the appeal.

WARD: Katesgrove
APPEAL NO: APP/E0345/W/25/3359426
CASE NO: PL/24/0765
ADDRESS: 78 Basingstoke Road, Reading
PROPOSAL: Roof enlargement to facilitate the insertion of 3 rear
dormers, single storey rear extension, single storey
side/rear infill extension to the existing HMO and the
erection of an outbuilding
CASE OFFICER: Louise Fuller
METHOD: Written Representations
DECISION: Dismissed
DATE APPEAL DETERMINED: 17 September 2025

Officer note: The Inspector agreed with officers that the harm to the character and appearance of the property and the area and to the living conditions of neighbours supported refusal of permission and dismissed the appeal.