

# Planning Applications Committee

04 March 2026



**Reading**  
Borough Council  
Working better with you

<b>Title</b>	<b>PLANNING APPEALS</b>
<b>Purpose of the report</b>	To note the report for information
<b>Report status</b>	Public report
<b>Report author</b>	Julie Williams, Development Manager (Planning & Building Control)
<b>Lead Councillor</b>	Councillor Micky Leng, Lead Councillor for Planning and Assets
<b>Corporate priority</b>	Inclusive Economy
<b>Recommendations</b>	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 (lists of applications viewable on our website).

#### **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. More guidance about costs awards is in MCHLG's [Planning Practice Guidance](#).

#### **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/W/25/3377314  
CASE NO: PL/25/0691  
ADDRESS: Land West of Kidmore End Road, Oxfordshire, RG4 8SG  
PROPOSAL: Outline planning application for the development of up to 70 homes (including affordable housing), new vehicular access, associated parking and landscaping (all matters reserved except for access).  
CASE OFFICER: Matthew Burns  
METHOD: Inquiry  
START DATE: 04/02/2026

WARD: Abbey  
APPEAL NO: 6004763  
CASE NO: PL/25/1419  
ADDRESS: 1 St. Marys Butts, Reading, RG1 2LN  
PROPOSAL: Retrospective Roller Shutter and Illuminated Signage  
CASE OFFICER: Nathalie Weekes  
METHOD: Written Representations  
START DATE: 12/02/2026

WARD: Norcot  
APPEAL NO: 6004708  
CASE NO: PL/25/1217  
ADDRESS: 21 Park Crescent. Reading, RG30 2NL  
PROPOSAL: Single Storey extension and garage conversion  
CASE OFFICER: Mishga Marshall  
METHOD: Householder  
START DATE: 12/02/2026

WARD: Kentwood  
APPEAL NO: 6004809  
CASE NO: PL/25/0102  
ADDRESS: 1029 Oxford Road, Tilehurst, Reading  
PROPOSAL: Development of new building to provide 2no.2 bedroom and 6no. 1 bedroom flats along with the creation of 6 parking spaces and associated landscaping following the demolition of the existing building.  
CASE OFFICER: Anthony Scholes  
METHOD: Written Representations  
START DATE: 18/02/2026

## **APPENDIX 2**

### **Appeals Decided:**

WARD: Southcote  
APPEAL NO: APP/E0345/D/25/3374554  
CASE NO: PL/25/0851  
ADDRESS: 78 Burghfield Road, Reading, RG30 3LP  
PROPOSAL: Prior Approval Part 1 Class A.1(ea): Larger home extension  
CASE OFFICER: Sian Hickey  
METHOD: Householder  
Decision: Dismissed

WARD: Church  
APPEAL NO: APP/E0345/D/25/3374757  
CASE NO: PL/25/1217  
ADDRESS: 33 Birdhill Avenue, Reading, RG2 7JT  
PROPOSAL: Rear extension measuring 5.0m in depth, with a maximum height of 3.16m, and 3.0m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.  
  
CASE OFFICER: Gary Miles  
METHOD: Householder  
Decision: Dismissed