

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	3 APRIL 2019		
TITLE:	PLANNING APPEALS		
AUTHOR:	JULIE WILLIAMS	TEL:	0118 9374530
JOB TITLE:	PLANNING MANAGER	E-MAIL:	Kiaran.roughan@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: CHURCH
APPEAL NO: APP/E0345/D/18/3217665
CASE NO: 181530
ADDRESS: 30 Stanhope Road
PROPOSAL: Single storey rear extension ((retrospective) resubmission of 180522/HOU))
CASE OFFICER: Tom Hughes
METHOD: Written Representation
APPEAL TYPE: HOUSEHOLDER
APPEAL LODGED: 19th February 2019

WARD: CHURCH
APPEAL NO: APP/E0345/W/19/3221747
CASE NO: 181511
ADDRESS: 19 Sycamore Road
PROPOSAL: Change of use from a small C4 House in Multiple Occupation to a large House in Multiple Occupation
CASE OFFICER: James Overall
METHOD: Written Representation
APPEAL TYPE: Refuse Planning Permission
APPEAL LODGED: 21.02.2019

WARD: PEPPARD
APPEAL NO: APP/E0345/D/18/3216603
CASE NO: 181389
ADDRESS: 9 Micklands Road
PROPOSAL: Rear extension measuring 8m in depth, with a maximum height of 3m, and 2.5m 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: Nathalie Weekes
METHOD: Written Representation
APPEAL TYPE: Refuse Planning Permission
APPEAL LODGED: 12.03.2019

WARD: PARK
APPEAL NO: APP/E0345/W/19/3222966
CASE NO: 181533
ADDRESS: 62 Manchester Road
PROPOSAL: Conversion of existing commercial basement to a 1-bed flat (Class C3)

CASE OFFICER: Nathalie Weekes
METHOD: Written Representation
APPEAL TYPE: Refuse Planning Permission
APPEAL LODGED: 19.03.2019

APPENDIX 2

Appeals Decided:

WARD: PEPPARD
APPEAL NO: APP/E0345/W/18/3207768
CASE NO: 180526
ADDRESS: 'Crombies Oak', Lowfield Road, Caversham
PROPOSAL: Variation of condition 3 (approved plans) of planning permission 171791 dated 07/12/17 (Demolition of existing dwelling and construction of replacement 4-bed dwelling) namely to incorporate an integral garage

CASE OFFICER: Richard Eatough
METHOD: Written Representation
DECISION: Allowed
DATE DETERMINED: 25.02.2019

WARD: ABBEY
APPEAL NO: APP/E0345/H/18/3205494
CASE NO: 180532
ADDRESS: The Gym, Broad Street Mall
PROPOSAL: Replacement signage comprising 3x internally illuminated fascia signs, 1x internally illuminated projecting sign and assorted vinyl signage.

CASE OFFICER: Tom French
METHOD: Written Representation
DECISION: Allowed
DATE DETERMINED: 07.03.2019

WARD: SOUTHCOTE
APPEAL NO: 181506
CASE NO: AP/E0345/W/18/3215556
ADDRESS: 101 Southcote Lane
PROPOSAL: Dropped kerb and vehicle crossing (resubmission 180540/HOU)

CASE OFFICER: Tom Hughes
METHOD: Written Representation
DECISION: Dismissed
DATE DETERMINED: 19.03.2019

WARD: KATESGROVE
APPEAL NO: APP/E0345/W/18/3217314
CASE NO: 181015
ADDRESS: 2 London Court, East Street
PROPOSAL: New dormer window in roof on rear elevation
(retrospective)
CASE OFFICER: Tom French
METHOD: Written Representation
DECISION: Dismissed
DATE DETERMINED: 21.03.2019

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

No reports available this time.