

## READING BOROUGH COUNCIL

### REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

<b>TO:</b>	<b>PLANNING APPLICATIONS COMMITTEE</b>		
<b>DATE:</b>	<b>24 April 2019</b>	<b>AGENDA ITEM:</b>	<b>5</b>
<b>TITLE:</b>	<b>PLANNING APPEALS</b>		
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#### **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: BATTLE  
APPEAL NO: APP/E0345/W/19/3224647  
CASE NO: 181491  
ADDRESS: 6 Mason Street  
PROPOSAL: Conversion from single dwelling to two self-contained apartments, comprising a 1 bedroom apartment at basement level and a 3 bedroom apartment to the upper floors, including a rear dormer roof extension  
CASE OFFICER: Matthew Burns  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 1.04.2019

## APPENDIX 2

### Appeals Decided:

WARD: PEPPARD  
APPEAL NO: APP/E0345/W/18/3211966  
CASE NO: 172325  
ADDRESS: 20 Chalgrove Way  
PROPOSAL: Demolition of existing bungalow and replacement with 1x3 bed detached house and 2x4 bed houses as a semi detached house (revised layout and decrease in size of detached unit)  
CASE OFFICER: Tom French  
METHOD: Written Representation  
DECISION: ALLOWED  
DATE DETERMINED: 27.03.2019

## APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

No reports available this time.