

**READING BOROUGH COUNCIL
REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND
NEIGHBOURHOOD SERVICES**

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	29 May 2019		
TITLE:	PLANNING APPEALS		
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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: ABBEY
APPEAL NO: APP/E0345/W/18/3209051
CASE NO: 180876
ADDRESS: Battle Inn PH 2 Bedford Road
PROPOSAL: Demolition of public house (A4 use class) and erection of a part five/part four/part two storey building containing a single A1/A2/A3 use class unit at ground floor and 6 self-contained flats (C3 use class) above (4 x 1 bed & 2 x 2 bed units)
CASE OFFICER: James Overall
METHOD: Informal Hearing
APPEAL TYPE: Non determination
APPEAL LODGED: 18.04.2019

WARD: CAVERSHAM
APPEAL NO: APP/E0345/D/19/3226412
CASE NO: 190113
ADDRESS: 28 Clonmel Close
PROPOSAL: First floor side extension and single storey rear extension (amended description)
CASE OFFICER: Connie Davis
METHOD: Householder written representation
APPEAL TYPE: Refusal
APPEAL LODGED: 24.04.2019

WARD: THAMES
APPEAL NO: APP/E0345/D/19/3225582
CASE NO: 190007
ADDRESS: 3 Cawsam Gardens
PROPOSAL: Two storey side extension. Resubmission of 180396
CASE OFFICER: Connie Davis
METHOD: Householder written representation
APPEAL TYPE: Refusal
APPEAL LODGED: 24.04.2019

WARD: SOUTHCOTE
APPEAL NO: APP/E0345/D/19/3223944
CASE NO: 182260
ADDRESS: 9 Kintbury Walk
PROPOSAL: Part one part two storey rear extension
CASE OFFICER: Ethne Humphreys
METHOD: Householder written representation
APPEAL TYPE: Refusal
APPEAL LODGED: 24.04.2019

WARD: WHITLEY
APPEAL NO: APP/E0345/Z/19/3223689
CASE NO: 181529
ADDRESS: "Wren Kitchen Unit 1", Imperial Way, Reading
PROPOSAL: Retrospective application for 1 no fascia sign, internally illuminated via LEDs and 3 no. sets of vinyls applied externally to the windows
CASE OFFICER: Alison Amoah
METHOD: Written Representation
APPEAL TYPE: Refusal
APPEAL LODGED: 24.04.2019

WARD: PEPPARD
APPEAL NO: APP/E0345/D/19/3225270
CASE NO: 190042
ADDRESS: 23 Hawthorne Road, Caversham, Reading
PROPOSAL: Part two-storey, part single storey side extension, single storey rear extension and front porch extension
CASE OFFICER: Anthony Scholes
METHOD: Householder Written Representation
APPEAL TYPE: Refusal
APPEAL LODGED: 01.05.2019

WARD: PEPPARD
APPEAL NO: APP/E0345/W/19/3224844
CASE NO: 181573
ADDRESS: 4a Woods Road
PROPOSAL: Erect 1 pair of semi-detached & 1 no detached dwelling at rear of 4a and 5 Woods Road. Demolish No 5 Woods Road & replace with new detached dwelling. Provide new access.
CASE OFFICER: Susanna Bedford
METHOD: Written Representation
APPEAL TYPE: Refusal
APPEAL LODGED: 02.05.2019

WARD: ABBEY
APPEAL NO: APP/E0345/D/19/3226998
CASE NO: 182234
ADDRESS: 14 Franklin Street
PROPOSAL: Proposed loft conversion with dormers to the rear and roof windows to the front elevation
CASE OFFICER: Tom French
METHOD: Householder Written Representation
APPEAL TYPE: Refusal
APPEAL LODGED: 13.05.2019

APPENDIX 2

Appeals Decided:

WARD: MINSTER
APPEAL NO: APP/E0345/W/18/3215708
CASE NO: 171740
ADDRESS: 62 - 79 Armadale Court
PROPOSAL: Extension of existing flat block with two additional storeys to accommodate 12 new apartments and provision of lift
CASE OFFICER: Stephen Vigar
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 10.04.2019

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: Householder Written Representation
DECISION: ALLOWED
DATE DETERMINED: 11.04.2019

WARD: CHURCH
APPEAL NO: APP/E0345/W/18/3209702
CASE NO: 172045
ADDRESS: St Patrick's Hall 20 Northumberland Ave
PROPOSAL: Construction of 836 new student bedrooms, a cafeteria/bar, bin and bike stores, sub-station and energy centre, together with a new access link and landscaping. Demolition of the existing student accommodation block at New Court, the SETS building, the warden's house, no. 4 Sherfield Drive, the reception and common room, (resubmission of application ref. 161182) (amended description).
CASE OFFICER: Stephen Vigar
METHOD: Public Inquiry
DECISION: DISMISSED
DATE DETERMINED: 10.05.2019

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

- 62-79 Armadale Court
- St. Patrick's Hall, 20 Northcourt Avenue

Planning Officers reports on appeal decisions attached.