

READING BOROUGH COUNCIL

REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	26 JUNE 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: PEPPARD
APPEAL NO: APP/E0345/W/19/3226790
CASE NO: 181869
ADDRESS: 149 Chiltern Road
PROPOSAL: Erection of a new 3 bedroom two storey detached house with garage and extensions and alterations to the existing bungalow to form an enlarged two storey dwelling
CASE OFFICER: Matthew Burns
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 21.05.2019

WARD: CHURCH
APPEAL NO: APP/E0345/W/19/3228388
CASE NO: 181571
ADDRESS: 60 Christchurch Rd
PROPOSAL: Change of use of ground floor to Class A3 café/restaurant, part single, part two-storey rear extension, changes to shopfront and kitchen extract equipment on rear flat roof
CASE OFFICER: Alison Amoah
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 21.05.2019

WARD: NORCOT
APPEAL NO: APP/E0345/W/19/ 3222030
CASE NO: 181953
ADDRESS: 180 Wantage Road
PROPOSAL: External alterations to existing outbuilding
CASE OFFICER: Anthony Scholes
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 22.05.2019

WARD: ABBEY
APPEAL NO: APP/E0345/W/19/ 3228362
CASE NO: 190062
ADDRESS: 30 Addison Road
PROPOSAL: Retrospective application for a single storey rear extension to create a new bathroom and WC at the rear of existing building.
CASE OFFICER: Nathalie Weekes
METHOD: Householder Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 24.05.2019

APPENDIX 2

Appeals Decided:

WARD: WHITLEY
APPEAL NO: APP/E0345/Z/19/3223689
CASE NO: 181529
ADDRESS: "Wrens Kitchens Unit 1" Imperial Way
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
DECISION: ALLOWED
DATE DETERMINED: 29.05.2019

WARD: MINSTER
APPEAL NO: APP/E0345/ W/19/3220301
CASE NO: 181728
ADDRESS: 14 Boston Ave
PROPOSAL: Retrospective change of use from C3 residential dwellinghouse to an 8 bedroom sui generis House in Multiple Occupation
CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 30.05.2019

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
DECISION: ALLOWED
DATE DETERMINED: 06.06.2019

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
DECISION: DISMISSED
DATE DETERMINED: 11.06.2019

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

14 Boston Avenue

Planning Officers reports on appeal decisions attached.