

READING BOROUGH COUNCIL

**REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND
NEIGHBOURHOOD SERVICES**

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	17 JULY 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: REDLANDS
APPEAL NO: APP/EO345/W/19/3221109
CASE NO: 181373
ADDRESS: 97 London Road
PROPOSAL: Erection of 3 storey detached building, comprising 2x1 bed flats and 2x2 bed flats, with associated hard and soft landscaping
CASE OFFICER: Tom Hughes
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 14.06.2019

WARD: REDLANDS
APPEAL NO: APP/E0345/W/19/3229604
CASE NO: 190250
ADDRESS: 25 Redlands Road
PROPOSAL: Change of use from C3 use (residential dwellinghouse) to sui generis use (as a 'larger' HMO), infilling of undercroft, single storey extension to rear following demolition of existing rear single storey extension and conversion of garage to one-bedroom flat
CASE OFFICER: James Overall
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 16.06.2019

WARD: KATESGROVE
APPEAL NO: APP/E0345/Y/19/3228236
CASE NO: 190205
ADDRESS: 43 South Street
PROPOSAL: Internal Alterations to Remove Lower Ground Floor Internal Walls, Alterations to the Existing Stair to provide Additional Balustrading, Construction of Replacement Sanitary Accommodation including Alterations to the Internal Drainage and Addition of a Mechanical Extractor Vent.
CASE OFFICER: Natalie Weekes
METHOD: Written Representation
APPEAL TYPE: REFUSAL LISTED BUILDING CONSENT
APPEAL LODGED: 03.07.2019

WARD: THAMES
APPEAL NO: APP/E0345/D/19/3231186
CASE NO: 181674
ADDRESS: 35a St Peters Avenue
PROPOSAL: Proposed first floor front/side extension with open porch below
CASE OFFICER: Tom French
METHOD: Householder Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 03.07.2019

APPENDIX 2

Appeals Decided:

WARD: PEPPARD
APPEAL NO: APP/E0345/D/19/3225270
CASE NO: 190042
ADDRESS: 23 Hawthorne Road
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
DECISION: ALLOWED
DATE DETERMINED: 14th June 2019

WARD: TILEHURST
APPEAL NO: APP/E0345/D/19/3220682
CASE NO: 181554
ADDRESS: 28 Wendover Way
PROPOSAL: Part one, part two storey front, side and rear extension
CASE OFFICER: Tom Hughes
METHOD: Householder written representation
DECISION: ALLOWED
DATE DETERMINED: 17th June 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
DECISION: DISMISSED
DATE DETERMINED: 18th June 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.
CASE OFFICER: Nathalie Weekes
METHOD: Written representation
DECISION: DISMISSED
DATE DETERMINED: 18th June 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
DECISION: DISMISSED
DATE DETERMINED: 19th June 2019

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

No reports available this time.