

**READING BOROUGH COUNCIL**

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

<b>TO:</b>	<b>PLANNING APPLICATIONS COMMITTEE</b>		
<b>DATE:</b>	<b>4 SEPTEMBER 2019</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: NORCOT  
APPEAL NO: APP/E0345/W/19/3220213  
CASE NO: 180849  
ADDRESS: Land adjacent to Thorpe House, Colliers Way  
PROPOSAL: Outline application for residential redevelopment to provide a maximum of 14 dwelling units. Demolition of dwelling at 16 Kirton Close to provide access. (Appearance, Landscaping, Layout and Scale reserved for future consideration).  
CASE OFFICER: James Overall  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL OUTLINE PERMISSION  
APPEAL LODGED: 15<sup>th</sup> July 2019

WARD: ABBEY  
APPEAL NO: APP/E0345/Z/18/3200937  
CASE NO: 180032/LBC and 171080/ADV  
ADDRESS: 16 Queen Victoria St  
PROPOSAL: Retrospective application for externally illuminated fascia and projecting sign. Reverse applied digitally printed graphics.  
CASE OFFICER: Ethne Hymphreys  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 18th July 2019

WARD: SOUTHCOTE  
APPEAL NO: APP/E0345/W/19/3231881  
CASE NO: 190148  
ADDRESS: land adj. to the Horncastle, 208 Bath Road  
PROPOSAL: Application under s.73. Erection of one four bedroom dwelling at the rear of the Horncastle public house on New Lane Hill. Variation of condition 2 of planning permission 162366.  
CASE OFFICER: Connie Davis  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 29<sup>th</sup> July 2019

WARD: ABBEY  
APPEAL NO: APP/E0345/W/19/3232415  
CASE NO: 182090  
ADDRESS: 80 Oxford Road  
PROPOSAL: Proposed single storey rear extension, erection of pergola (retrospective) and the change of use of rear garden of A3 unit to a shisha bar (Sui Generis).  
  
CASE OFFICER: Connie Davis  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 13<sup>th</sup> August 2019

WARD: MINSTER  
APPEAL NO: APP/E0345/W/19/3233269  
CASE NO: 181846  
ADDRESS: 35 Dover Street  
PROPOSAL: Proposal for first floor extension to form a 2-bed flat to replace the existing balustrade/parapet wall, shed and entrance cupola, together with associated revisions to landscaping and access  
  
CASE OFFICER: James Overall  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 02/08/2019

WARD: SOUTHCOTE  
APPEAL NO: APP/E0345/W/19/3234479  
CASE NO: 182095  
ADDRESS: 15 Haywood Way  
PROPOSAL: Retrospective planning permission for the change of use of a 6-bedroom HMO (C4 class) to a 7-bedroom HMO (Sui Generis) for a maximum of 7 professionals.  
  
CASE OFFICER: James Overall  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 20/08/2019

## APPENDIX 2

### Appeals Decided:

WARD: ABBEY  
APPEAL NO: APP/E0345/D/19/3228362  
CASE NO: 190062  
ADDRESS: 30 Addison Road, Reading  
PROPOSAL: Retrospective application for a single storey rear extension to create a new bathroom and WC at the rear of existing building.  
CASE OFFICER: Natalie Weeks  
METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 18.07.2019

WARD: ABBEY  
APPEAL NO: APP/E0345/W/18/3209051  
CASE NO: 180876  
ADDRESS: Battle Inn Public House 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 (3 x 1 bed, 2 x 2 bed and 1 x 1 bed units)  
CASE OFFICER: James Overall  
METHOD: Informal Hearing  
DECISION: ALLOWED  
DATE DETERMINED: 25<sup>th</sup> July 2019

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  
DECISION: DISMISSED  
DATE DETERMINED: 25<sup>th</sup> July 2019

WARD: NORCOT  
APPEAL NO: APP/E0345/W/19/3222030  
CASE NO: 181953  
ADDRESS: The Post Office 180 Wantage Road  
PROPOSAL: External alterations to existing outbuilding  
CASE OFFICER: Anthony Scholes  
METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 25<sup>th</sup> July 2019  
APPLICANTS APPEAL FOR COSTS WAS DISMISSED

WARD: THAMES  
APPEAL NO: APP/E0345/D/19/3225582  
CASE NO: 190007  
ADDRESS: 3 Cawsam Gardens, Caversham, Reading  
PROPOSAL: Two storey side extension. Resubmission of 180396  
CASE OFFICER: Connie Davis  
METHOD: Written Representation  
DECISION: ALLOWED  
DATE DETERMINED: 30<sup>TH</sup> July 2019  
APPLICANTS APPEAL FOR COSTS WAS DISMISSED

WARD: THAMES  
APPEAL NO: APP/E0345/D/19/3231186  
CASE NO: 181674  
ADDRESS: 35a St Peters Avenue, Caversham, Reading  
PROPOSAL: Proposed first floor front/side extension with open porch below  
CASE OFFICER: Tom French  
METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 14<sup>th</sup> August 2019

WARD: PEPPARD  
APPEAL NO: APP/E0345/W/19/3224844  
CASE NO: 181573  
ADDRESS: 4a Woods Road, Caversham, Reading  
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  
DECISION: DISMISSED  
DATE DETERMINED: 14<sup>th</sup> August 2019

### **APPENDIX 3**

**Address Index of Planning Officers reports on appeal decisions.**

- Battle Inn Public House 2 Bedford Road

**Planning Officers reports on appeal decisions attached.**