

**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>9 OCTOBER 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/D/19/3236058  
CASE NO: 190357  
ADDRESS: 10 Pegs Green Close  
PROPOSAL: Two storey side/rear extension and single storey front and rear extensions, loft conversion with new dormer window and 2 Velux windows.  
CASE OFFICER: James Overall  
METHOD: Written Representation  
APPEAL TYPE: HOUSEHOLDER REFUSAL  
APPEAL LODGED: 05.09.2019

WARD: SOUTHCOTE  
APPEAL NO: APP/E0345/W/19/3235352  
CASE NO: 181796  
ADDRESS: 90 Bath Road  
PROPOSAL: Demolition of existing dwelling and the erection of a block of 8 flats  
CASE OFFICER: Ethne Humphreys  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 10.09.2019

WARD: ABBEY  
APPEAL NO: APP/E0345/W/19/3216027  
CASE NO: 172205 & 172206/LBC  
ADDRESS: 18 Russell Street  
PROPOSAL: Erection of two-storey rear extension to accommodate a 1 bedroom flat  
CASE OFFICER: James Overall  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 16.09.2019

WARD: CAVERSHAM  
APPEAL NO: APP/E0345/D/19/3234349  
CASE NO: 190837  
ADDRESS: 14 South Street Caversham  
PROPOSAL: Development of conversion of exiting single dwelling house to two dwelling houses with two storey extensions to rear without complying with Condition 4 (Parking Permits) of planning permission 090981, dated 18/12/2009.  
CASE OFFICER: Natalie Weekes  
METHOD: Written Representation  
APPEAL TYPE: HOUSEHOLDER REFUSAL  
APPEAL LODGED: 23.09.2019

WARD: MINSTER  
APPEAL NO: APP/E0345/W/19/3230766  
CASE NO: 181860  
ADDRESS: "Reading Link Retail Park", Rose Kiln Lane, Reading  
PROPOSAL: Outline application for a drive-thru coffee shop of 189sqm and a new access. Resubmission of 181169  
CASE OFFICER: Ethne Humphreys  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 24.09.2019

## APPENDIX 2

### Appeals Decided:

WARD: PARK  
APPEAL NO: APP/E0345/W/19/3222966  
CASE NO: 181533  
ADDRESS: 62 Manchester Road  
PROPOSAL: Conversion of existing commercial basement to a 1-bed flat (Class C3)  
CASE OFFICER: Nathalie Weekes  
METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 02.09.2019

WARD: WHITLEY  
APPEAL NO: APP/E0345/V/19/3221585  
CASE NO: 180698  
ADDRESS: 448A Basingstoke Road  
PROPOSAL: Change of Use of 448a Basingstoke Road to a mixed B1 (a) (1735sqm including 72sqm of new mezzanine) /A3 (128sqm) /D1 (724sqm) use, with glazing to replace roller door (amended)  
CASE OFFICER: James Overall  
METHOD: Informal Hearing  
DECISION: WITHDRAWN  
DATE DETERMINED: 05.09.2019

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  
DECISION: DISMISSED  
DATE DETERMINED: 16.09.2019

WARD: ABBEY  
APPEAL NO: APP/E0345/Z/18/3200937  
CASE NO: 171080  
ADDRESS: 16 Queen Victoria St  
PROPOSAL: Retrospective application for externally illuminated fascia and projecting sign. Reverse applied digitally printed graphics.  
CASE OFFICER: Ethne Humphreys  
METHOD: Written Representation  
DECISION: ALLOWED  
DATE DETERMINED: 24.09.2019

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  
DECISION: DISMISSED  
DATE DETERMINED: 25.09.2019

### APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

62 Manchester Road

Planning Officers reports on appeal decisions attached.