

READING BOROUGH COUNCIL

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

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	11 DECEMBER 2019		
TITLE:	PLANNING APPEALS		
AUTHOR:	JULIE WILLIAMS	TEL:	0118 9372461
JOB TITLE:	PLANNING MANAGER	E-MAIL:	Julie.Williams@reading.gov.uk

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: BATTLE
APPEAL NO: APP/E0345/W/19/3237799
CASE NO: 190522
ADDRESS: 39 Brunswick Hill
PROPOSAL: Erection of new building containing 9 no. apartments with parking at rear following demolition of existing buildings
CASE OFFICER: Brian Conlon
METHOD: Written Representation
APPEAL TYPE: Refusal of Planning Permission
APPEAL LODGED: 4.11.2019

WARD: ABBEY
APPEAL NO: APP/E0345/C/19/3233919
CASE NO: 190046
ADDRESS: 4 Zinzan Street
PROPOSAL: Without planning permission and within the last four years the application of exterior cladding to the Northern (side) elevation of the building on the Land using materials which are unsympathetic to the Russell Street/Castle Hill Conservation Area
CASE OFFICER: Chris Beard
METHOD: Written Representation
APPEAL TYPE: Enforcement Expediency
APPEAL LODGED: 8.11.2019

WARD: REDLANDS
APPEAL NO: APP/E0345/X/18/3219538
CASE NO: 180154
ADDRESS: 44 Addington Road
PROPOSAL: Certificate of lawfulness for the existing use of the first floor of the building as a one bedroom flat
CASE OFFICER: Connie Davis
METHOD: Written Representation
APPEAL TYPE: Refuse Lawful Certificate
APPEAL LODGED: 8.11.2019

APPENDIX 2

Appeals Decided:

WARD: PEPPARD
APPEAL NO: APP/E0345/D/19/3236122
CASE NO: 190885
ADDRESS: 267 Peppard Road
PROPOSAL: Roof alteration to existing extension
CASE OFFICER:
METHOD: Householder written representation
DECISION: DISMISSED
DATE DETERMINED: 20.11.2019

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 Davies
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 25.11.2019

WARD: WHITLEY
APPEAL NO: APP/E0345/D/19/3235069
CASE NO: 190487
ADDRESS: 235 Basingstoke Road
PROPOSAL: Two storey side extension and single storey rear extension
CASE OFFICER: Connie Davies
METHOD: Householder written Representation
DECISION: DISMISSED
DATE DETERMINED: 25.11.2019

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

No reports available this time