

**READING BOROUGH COUNCIL
REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND
NEIGHBOURHOOD SERVICES**

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	15 January 2020		
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: NORCOT
APPEAL NO: APP/E0345/D/19/3237818
CASE NO: 190988
ADDRESS: 1 Links Drive
PROPOSAL: Two storey side extension
CASE OFFICER: Connie Davis
METHOD: Written Representations
APPEAL TYPE: HOUSEHOLDER REFUSAL
APPEAL LODGED: 02.12.2019

WARD: BATTLE
APPEAL NO: APP/E0345/W/19/3239477
CASE NO: 181404
ADDRESS: Land rear of 578 - 584 Oxford Road
PROPOSAL: Demolition of existing building and erection of two storey building containing 4 x Studio flats.
CASE OFFICER: Anthony Scholes
METHOD: Written Representations
APPEAL TYPE: REFUSAL
APPEAL LODGED: 10.12.2019

WARD: THAMES
APPEAL NO: APP/E0345/W/19/3237994
CASE NO: 190434
ADDRESS: Land to the rear of 27-43 Blenheim Road
PROPOSAL: Erection of 3 dwellings with parking, landscaping and access from Blenheim Road
CASE OFFICER: James Overall
METHOD: Written Representations
APPEAL TYPE: REFUSAL
APPEAL LODGED: 10.12.2019

WARD: ABBEY
APPEAL NO: APP/E0345/C/19/3239633
CASE NO: E18097
ADDRESS: 30 Addison Road
PROPOSAL: Unauthorized Development Outbuilding/extension
CASE OFFICER: Chris Beard
METHOD: Written Representations
APPEAL TYPE: ENFORCEMENT
APPEAL LODGED: 19.12.2019

APPENDIX 2

Appeals Decided:

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
DECISION: WITHDRAWN
DATE DETERMINED: 10.12.2019

WARD: NORCOT
APPEAL NO: APP/E0345/W/19/3220213
CASE NO: 180849
ADDRESS: Land adj. 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: Ethne Humphreys
METHOD: Informal Hearing
DECISION: DISMISSED
DATE DETERMINED: 17.12.2019

WARD: SOUTHCOTE
CASE NO: 180154
ADDRESS: 96 Bath Road
PROPOSAL: Demolition of existing dwelling and the erection of a block of 8 flats
CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 17.12.2019

WARD: KATESGROVE
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: Nathalie Weekes
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 18.12.2019

WARD: ABBEY
CASE NO: 172205
ADDRESS: 18 Russell Street
PROPOSAL: Erection of two-storey rear extension to accommodate a 1 bedroom flat
CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 19.12.2019

WARD: ABBEY
CASE NO: 172206/LBC
ADDRESS: 18 Russell Street
PROPOSAL: Erection of two-storey rear extension to accommodate a 1 bedroom flat
CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 19.12.2019

WARD: ABBEY
CASE NO: 172206/LBC
ADDRESS: 18 Russell St
PROPOSAL: Erection of two-storey rear extension to accommodate a 1 bedroom flat
CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 19.12.2019

WARD: CHURCH
CASE NO: 180750
ADDRESS: 85 Cressingham Road
PROPOSAL: Demolition of existing two storey dwelling/shop and erection of two storey detached building at front of site consisting of ground floor shop and 2 flats above and two storey building at rear of site consisting ground floor dwelling with 2 dwellings above (re-submission of 171277).
CASE OFFICER: Julie Williams
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 24.12.2019

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

Land adjacent to Thorpe House, Colliers Way

18 Russell Street, Reading

Planning Officers reports on appeal decisions attached.