

Planning Applications Committee

10 September 2025



Reading
Borough Council
Working better with you

Title	PLANNING APPEALS
Purpose of the report	To note the report for information
Report status	Public report
Report author	Julie Williams, Development Manager (Planning & Building Control)
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Inclusive Economy
Recommendations	The Committee is asked: 1. To note the report.

1. Executive Summary

- 1.1. To advise Committee on notifications received from the Planning Inspectorate on planning appeals registered with them or decision made and to provide summary reports on appeal decisions of interest the Planning Applications Committee.

2. Information provided

- 2.1. Please see Appendix 1 of this report for new appeals lodged since the last committee.
- 2.2. Please see Appendix 2 of this report for appeals decided since the last committee with summary reports provided.

3. Contribution to Strategic Aims

- 3.1. The Council Plan has established five priorities for the years 2025/28. These priorities are:
- Promote more equal communities in Reading
 - Secure Reading's economic and cultural success
 - Deliver a sustainable and healthy environment and reduce our carbon footprint
 - Safeguard and support the health and wellbeing of Reading's adults and children
 - Ensure Reading Borough Council is fit for the future
- 3.2. In delivering these priorities, we will be guided by the following set of principles:
- Putting residents first
 - Building on strong foundations
 - Recognising, respecting, and nurturing all our diverse communities
 - Involving, collaborating, and empowering residents
 - Being proudly ambitious for Reading
- 3.3. Defending planning appeals made against planning decisions contributes to creating a sustainable and healthy environment with supported communities and helping the economy within the Borough as identified as the priorities within the Council Plan.

4. Environmental and Climate Implications

- 4.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 4.2. The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods

5. Community Engagement

- 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 Implications

- 6.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, 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.
- 6.2. It is considered that an Equality Impact Assessment (EIA) is not relevant to the decision on whether sites need to be visited by Planning Application Committee. The decision will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.

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. Timetable for Implementation

- 9.1. Not applicable.

10. Background Papers

- 10.1. There are none.

APPENDIX 1

Appeals Lodged:

WARD: EMMER GREEN
APPEAL NO: APP/E0345/D/25/3368161
CASE NO: PL/25/0165
ADDRESS: 151 Peppard Road
CASE OFFICER: Louise Fuller
PROPOSAL: Erection of annexe (Retrospective)
METHOD: Written Representation

WARD: TILEHURST
APPEAL NO: APP/E0345/W/25/3367970
CASE NO: PL/24/1534
ADDRESS: Peter Moss Services 20 Norcot Road, Tilehurst
CASE OFFICER: Anthony Scholes
PROPOSAL: Demolition of existing garage workshops, canopy extension, and detached spray booth building, and replacement with metal clad building for General or General Industrial purposes (Class B2 – Vehicle Workshop and Vehicle Body Spraying) accessed via Lemart Close, with carparking, and waste storage
METHOD: Written Representation

WARD: THAMES WARD
APPEAL NO: APP/E0345/Z/25/3367583
CASE NO: PL/25/0468
ADDRESS: Thames Valley Service Station, George St, Caversham
CASE OFFICER: Gary Miles
PROPOSAL: 1no D6 (digital advertisement) screen
METHOD: Written Representation

WARD: BATTLE
APPEAL NO: APP/E0345/Z/25/3368994
CASE NO: PL/25/0557
ADDRESS: Milk and More, 1 Portman Road, Reading RG30 1EA
CASE OFFICER: Gary Miles
PROPOSAL: Proposed 48 Sheet LED Advertising Billboard, 5.76m x 2.88m
METHOD: Written Representation

WARD: EMMER GREEN
APPEAL NO: APP/E0345/D/25/3369443
CASE NO: PL/25/0167
ADDRESS: 16 Jefferson Close, Emmer Green, Reading
CASE OFFICER: Gary Miles
PROPOSAL: Single Storey Rear Extension and Internal Alterations
METHOD: Written Representation

WARD:	KATESGROVE
APPEAL NO:	APP/E0345/Z/25/3371390
CASE NO:	PL/25/0866
ADDRESS:	70 Whitley Street, Reading
CASE OFFICER:	Gary Miles
PROPOSAL:	Retrospective advertising consent for illuminated signboard for Turkish Halal Food Centre
METHOD:	Written Representation

APPENDIX 2

Appeals Decided:

WARD:	KATESGROVE
APPEAL NO:	APP/E0345/W/25/3363345
CASE NO:	PL/24/0661
ADDRESS:	Folk House Church Street Reading
PROPOSAL:	Replacement of timber windows with UPVC windows
CASE OFFICER:	Matthew Harding
METHOD:	Written Representation
DECISION:	REFUSED
DATE DETERMINED:	23.07.2025

WARD:	CAVERSHAM HEIGHTS
APPEAL NO:	APP/E0345/D/25/3359487
CASE NO:	PL/24/0824
ADDRESS:	The Shanty, 145 The Warren
PROPOSAL:	Extensions and alterations to dwelling
CASE OFFICER:	Nathalie Weekes
METHOD:	Written Representation
DECISION:	REFUSED
DATE DETERMINED:	25.07.2025

WARD:	CAVERSHAM HEIGHTS
APPEAL NO:	APP/E0345/C/24/3354050 & APP/E0345/C/24/3354051
CASE NO:	Enforcement Appeal
ADDRESS:	19 Richmond Road
PROPOSAL:	Without planning permission, the material change of use of a garden building incidental to the enjoyment of the dwellinghouse to a mixed-use that includes business purposes (treatment room)
CASE OFFICER:	Stephen Hammond
METHOD:	Written Representation
DECISION:	ALLOWED
DATE DETERMINED:	31.07.2025

WARD:	TILEHURST
APPEAL NO:	APP/E0345/D/25/3364230
CASE NO:	PL/25/0217
ADDRESS:	49 Recreation Road, Tilehurst

PROPOSAL: Single storey rear extension (retrospective)
CASE OFFICER: Mishga Marshall
METHOD: Written Representation
DECISION: REFUSED
DATE DETERMINED: 08.08.2025

WARD: Abbey
APPEAL NO: APP/TPO/E0345/9429
CASE NO: PL/22/1070
ADDRESS: Chancery Mews, Russell Street
PROPOSAL: Crown Reduce, crown lift & crown thin two Yew trees
CASE OFFICER: Sarah Hanson
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 19 June 2025

WARD: KATESGROVE
APPEAL NO: APP/E0345/Z/25/3359854
CASE NO: PL/24/1345
ADDRESS: 70-72 Whitley Street
PROPOSAL: The development proposed is the replacement of internally illuminated D48 poster with a digital display
CASE OFFICER: Gary Miles
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 19.08.2025

WARD: EMMER GREEN
APPEAL NO: APP/E0345/D/25/3368161
CASE NO: PL/25/0165
ADDRESS: 151 Peppard Road, Emmer Green
PROPOSAL: Erection of annex (retrospective)
CASE OFFICER: Louise Fuller
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 21.08.2025

WARD: BATTLE
APPEAL NO: APP/E0345/Z/25/3368994
CASE NO: PL/25/0557
ADDRESS: Milk & More 1 Portman Road
PROPOSAL: Proposed 48 Sheet LED Advertising Billboard, 5.76m x 2.88m
CASE OFFICER: Gary Miles
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 27.08.2025

A tree works application (ref: PL/22/1070) was submitted on 20 July 2022 and sought approval for works to two Yew trees; that being a reduction of the height by approx. 6-10ft/2-3m and a reduction of the crown by approx. 6-10ft/2-3m, crown lifting and crown thinning. The reasons cited for the works were *'to keep the tree clear of the gutter and windows, increase light levels for occupiers and reduce risk of snow damage'*. The overall reductions were refused on 14 November 2022 due to the harm to the amenity value of the trees and that reductions alongside thinning was not good arboricultural practice. Lesser works were approved, consisting of pruning to provide better clearance from the building, alongside the crown lifting and crown thinning. The appeal was finally decided on 19 June 2025 and was dismissed with the

Inspector concluding that '*I am satisfied that the tree contributes to the appearance and character of the conservation area and that the proposed work is likely to have a detrimental impact on this contribution. No evidence has been submitted to justify the proposed works over and above what has already been approved*'. Officers are pleased that the Inspector appreciated the detrimental impact of the works on the trees and on the wider area.