

Planning Applications Committee

05 November 2025



Reading
Borough Council
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| 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: CHURCH
APPEAL NO: APP/E0345/D/25/3374709
CASE NO: PL/25/0806
ADDRESS: 57 Birdhill Avenue, Reading
CASE OFFICER: Gary Miles
PROPOSAL: Retrospective application for a single storey rear extension and rear side change in garden level.
METHOD: Householder Appeals Service (HAS)

APPENDIX 2

Appeals Decided:

WARD: THAMES
APPEAL NO: APP/E0345/Z/25/3367583
CASE NO: PL/25/0468
ADDRESS: Thames Valley Service Station, George St, Caversham
PROPOSAL: 1no D6 (digital advertisement) screen
CASE OFFICER: Gary Miles
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 06/10/2025

WARD: KATESGROVE
APPEAL NO: APP/E0345/C/25/3364620
CASE NO: Enforcement Appeal against Enforcement Notice
ADDRESS: 2A West Hill Reading
PROPOSAL: The breach of planning control as alleged in the notice is the material change of use of a dwellinghouse to form two dwellinghouses
CASE OFFICER: Stephen Hammond
METHOD: Hearing
DECISION: The requirement of the notice is: Cease to subdivide the property as two Dwelling houses
DATE DETERMINED: 30/09/2025

WARD: KATESGROVE
APPEAL NO: APP/E0345/C/25/3364623
CASE NO: Enforcement Appeal against Enforcement Notice
ADDRESS: 2B West Hill Reading
PROPOSAL: The breach of planning control as alleged in the notice is the material change of use of a dwellinghouse to form two dwellinghouses.
CASE OFFICER: Stephen Hammond
METHOD: Hearing
DECISION: The requirement of the notice is: Cease to subdivide the property as two Dwelling houses
DATE DETERMINED: 30/09/2025

WARD: KATESGROVE
APPEAL NO: APP/E0345/C/25/3364626
CASE NO: Enforcement Appeal against Enforcement Notice
ADDRESS: 2C West Hill Reading
PROPOSAL: The breach of planning control as alleged in the notice is the material change of use of a dwellinghouse to form two dwellinghouses.
CASE OFFICER: Stephen Hammond
METHOD: Hearing
DECISION: The requirement of the notice is: Cease to subdivide the property as two Dwelling houses
DATE DETERMINED: 30/09/2025

Officer comment: The West Hill appeals relate to 3x terraced properties in which the appellant obtained planning permission to erect 3x single-occupancy family dwellings. The Inspector agreed with the Council that the appellant has failed to justify why the deviations from the approved plans had occurred, if not to subdivide the properties into 6x flats. Subject to minor corrections, the Inspector upheld the Notice, requiring the Appellant to cease the unauthorised use.

WARD: CAVERSHAM
APPEAL NO: APP/E0345/C/24/3353651
CASE NO: Enforcement Appeal against Enforcement Notice
ADDRESS: 10 Anglefield Road
PROPOSAL: The breach of planning control as alleged in the notice is the erection of Rear extension
CASE OFFICER: Stephen Hammond
METHOD: Written Representation
DECISION: Enforcement Notice Upheld. The requirement of the notice is: dismantle the rear extension and reconstruct the rear of the dwelling so as to conform to existing plans [with minor corrections]
DATE DETERMINED: 13/10/2025

Officer note: The Inspector considered that the development at some point in construction, deviated from the approved plans to such an extent that it rendered the entirety of the rear extension to be unauthorised. The Inspector agreed with the Council that the Notice had been correctly presented and did not agree with the Appellant's case that the requirements of the notice were excessive. Subject to minor corrections, the Inspector upheld the Notice, requiring the Appellant to completely remove the extension.