

**Planning
Applications
Committee**
03 June 2026



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	Mark Worringham, Planning Policy Manager and Acting 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:
1. Promote more equal communities in Reading
 2. Secure Reading's economic and cultural success
 3. Deliver a sustainable and healthy environment and reduce our carbon footprint
 4. Safeguard and support the health and wellbeing of Reading's adults and children
 5. 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:
1. Putting residents first
 2. Building on strong foundations
 3. Recognising, respecting, and nurturing all our diverse communities

4. Involving, collaborating, and empowering residents
5. 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 (lists of applications viewable on our website).

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—
 1. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.
 2. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
 3. 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. More guidance about costs awards is in MCHLG's [Planning Practice Guidance](#).

9 Timetable for Implementation

Not applicable.

10 Background Papers

There are none.

APPENDIX 1

Appeals Lodged:

WARD: Caversham
APPEAL NO: 6007941
CASE NO: PL/25/1010
ADDRESS: Land between 75 and 99 Star Road, Caversham, Reading
PROPOSAL: Construction of a terrace of four 3-bedroom 2.5 storey dwellings, parking, and hard and soft landscaping.

WARD: Coley
APPEAL NO: 6008475
CASE NO: PL/25/1803
ADDRESS: 4 Prospect Street, Reading
PROPOSAL: Retrospective application for the replacement roof tiles

WARD: Katesgrove
APPEAL NO: 6008519
CASE NO: PL/26/0232
ADDRESS: Regents Gate, 25-41 Crown Street, Reading, RG1 2PQ
PROPOSAL: Change of use of existing building from Class E (offices) to C3 (dwelling houses) to comprise 29 new apartments. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

WARD: Caversham
APPEAL NO: 6009000
CASE NO: PL/25/0533
ADDRESS: 2 Priest Hill, Caversham, Reading, RG4 7RZ
PROPOSAL: Erection of a free standing fitness studio [Section 73 application to vary conditions 2 (approved details) condition 3 (materials) and 5 (restrictive use) of planning permission reference PL/23/0662].

WARD: Redlands
APPEAL NO: 6009767
CASE NO: PL/26/0147
ADDRESS: 69 London Road, Reading, RG1 5BW
PROPOSAL: Erection of digital display advertising device (2.4m x 1.23m)

WARD: Norcot
APPEAL NO: 6009902
CASE NO: PL/25/1673
ADDRESS: 5 Stoneham Close, Tilehurst, Reading, RG30 4HB
PROPOSAL: New dwelling to the rear of No.5, replacing existing garage, including parking and landscaping

WARD: Abbey
APPEAL NO: 6009959

CASE NO: PL/25/0395
ADDRESS: 13-15 Station Road, Reading
PROPOSAL: Change of use from office (Class E) to 7 residential units (Class C3) at part basement floor, part-ground floor and first to fourth floor levels, cycle storage facilities at rear ground floor level and replacement rooftop mechanical plant

APPENDIX 2

Appeals Decided:

WARD: Katesgrove
APPEAL NO: APP/E0345/W/25/3376563
CASE NO: PL/24/1079
ADDRESS: Trinity Hall, South Street, Reading, RG1 4QU
PROPOSAL: Change of use of existing building and extensions to provide 18 apartments.
CASE OFFICER: Ethne Humphreys
METHOD: Hearing
DECISION: Allowed

Reported as an update report to 29 April PAC

WARD: Thames
APPEAL NO: APP/E0345/D/25/ 3376733 & 6002475
CASE NO: PL/25/1356 & PL/25/1351
ADDRESS: Pavement o/s Great Brigham Mead, Caversham Road, Reading, RG1 8DJ
PROPOSAL: The proposed installation of 1no. BT Street Hub and removal of associated existing BT payphone(s).
CASE OFFICER: Gary Miles
METHOD: Written Representations
DECISION: Dismissed

These are part of a series of BT Street Hub appeals and we will report on these collectively when all decisions are received.

WARD: Katesgrove
APPEAL NO: 6002488
CASE NO: PL/25/1228
ADDRESS: Land Rear of 81 London Street, Reading RG1 4QA
PROPOSAL: Temporary change of use from private parking to commercial car park for up to 3 years
CASE OFFICER: Anthony Scholes
METHOD: Written Representations
DECISION: Allowed

The Inspector agreed that the proposed development would be a poor addition to the rear of the listed building, and within the conservation area, and that the long term change of use to a private car park would be harmful. The Inspector approved the development only on a short term basis (3-years). The proposal did not include the yellow signage which is ubiquitous to the originally proposed operator, nor did it include any works, other than line marking (i.e. signage). The conditions did require security measures, including lighting to be

approved by the LPA prior to commencement. It is noted that the original applicant, 'NCP', has since fallen into administration, and therefore the prospect of the permission being implemented is not clear.

WARD: Caversham
APPEAL NO: 6002434 & 3376710
CASE NO: PL/25/1352 & PL/25/1357
ADDRESS: Pavement o/s 29 Church Street, Reading, RG4 8BA
PROPOSAL: The proposed installation of 1no. BT Street Hub and removal of associated existing BT payphone(s).
CASE OFFICER: Gary Miles
METHOD: Written Representations
DECISION: Allowed

These are part of a series of BT Street Hub appeals and we will report on these collectively when all decisions are received.

WARD: Caversham Heights
APPEAL NO: APP/E0345/W/25/3376303
CASE NO: PL/25/0422
ADDRESS: 92 Albert Road, Caversham, Reading, RG4 7PL
PROPOSAL: Erection of detached dwelling
CASE OFFICER: Louise Fuller
METHOD: Written Representations
DECISION: Dismissed

Overall, this is a pleasing decision, that supported the reasons for refusal. The Inspector gave great weight and consideration to the provision of suitable outdoor space for residents, and found great harm from the arrangement of the outdoor space, and impacts on the space from shade provided by trees, and potential pressure to prune said trees and the impact on the character of the area from such pruning (a number of trees are subject of TPO's). The Inspector re-affirmed the inability to provide a biodiversity net gain within private residential gardens, and that the onus remains on Applicant's to demonstrate compliance with mandatory biodiversity net gain requirements. Though the Inspector did not agree with the harm identified by officers with the design and plot coverage. It would not appear possible to overcome all other issues with a dwelling in the location, and at the scale currently proposed.