

**Planning
Applications
Committee**
22 July 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: Abbey
APPEAL NO: 6011841
CASE NO: PL/25/1116
ADDRESS: 4 Mason Street, Reading
PROPOSAL: Change of use from one dwelling to three flats comprising 2x 1-bed flats and 1x 2-bedroom flat. Proposed part two- part single- storey rear extension and internal alterations.

WARD: Katesgrove
APPEAL NO: 6012571
CASE NO: PL/25/1307
ADDRESS: Hawk Cottages, Silver Street, Reading
PROPOSAL: Detached single storey dwelling with private amenity space

WARD: Thames
APPEAL NO: 6012583
CASE NO: PL/26/0601
ADDRESS: 28 Coldicutt Street, Caversham, Reading, RG4 8DU
PROPOSAL: Retrospective permission for the demolition of an outbuilding and erection of a replacement outbuilding

APPENDIX 2

Appeals Decided:

WARD: Katesgrove
APPEAL NO: 6006433
CASE NO: PL/25/1836
ADDRESS: 2A, 2B and 2C, West Hill, Reading, RG1 2PN
PROPOSAL: Retrospective development for the erection of 3no. dwellings to be used as 3no. C4 - small HMO's with associated parking & landscaping, including cycle and bin storage
CASE OFFICER: Marcelina Rejwerska
METHOD: Written representations
DECISION: Dismissed

Planning permission was previously granted under application reference PL/15/0517 for the demolition of existing garages and erection of three 3-bedroom dwellings. However, the development undertaken does not accord with the approved plans. The deviations include the provision of three additional front doors, removal of recessed entryways, an extra gable end front extension, an enlarged front gable, and internal alterations. The inclusion of part of the rear gardens and an increase in height of the rear boundary wall structure of 112-120

Southampton Street and the siting of the access gate also appear to be deviations from the approved plans.

The Inspector found there to be five main issues:

1. That the proposal would have a harmful effect on the character and appearance of the area including a lack of landscaping and biodiversity enhancement.
2. That the proposal would harm the living conditions of neighbouring occupiers in respect of privacy, outlook and a reduction in the amount of outdoor space available to them.
3. That the proposal offers inadequate sunlight, daylight, natural ventilation and internal space to serve the needs of occupiers of the development.
4. Harm to highway safety due to the positioning of access gates meaning that vehicles accessing the site would block the highway whilst waiting for the gates to open, although the Inspector agreed that this could be resolved via a suitable condition.
5. The Inspector agreed that the S106 financial contribution towards Affordable Housing is necessary.

Overall this is a very positive decision which supports the Council's approach to ensuring suitable standards of development and supports ongoing enforcement action to resolve the existing situation on site.