

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	11 JANUARY 2017	AGENDA ITEM:	5
TITLE:	PLANNING APPEALS		
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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: PEPPARD
APPEAL NO: APP/E0345/W/16/3160994
CASE NO: 160059
ADDRESS: 26 Woods Road
PROPOSAL: Erection of 2 x 4-bed dwellings with associated vehicle parking and cycle storage. New access from highway.
CASE OFFICER: Heather Banks
METHOD: Written Representation
APPEAL TYPE: Non Determination
APPEAL LODGED: 28/11/2016

WARD: THAMES
APPEAL NO: APP/E0345/W/16/3162360
CASE NO: 160088
ADDRESS: 153 Hemdean Road
PROPOSAL: Demolition of existing dwelling and construction of 4 no. semi detached (4 bed) dwellings.
CASE OFFICER: Daniel Murkin
METHOD: Written Representation
APPEAL TYPE: Refusal
APPEAL LODGED: 28/11/2016

WARD: CAVERSHAM
APPEAL NO: APP/E0345/W/16/3160582
CASE NO: 150151
ADDRESS: Land to rear of 79 Henley Road
PROPOSAL: Erection of two detached dwellings with associated hard surfacing and landscaping
CASE OFFICER: Matthew Burns
METHOD: Written Representation
APPEAL TYPE: Refusal
APPEAL LODGED: 05/12/2016

WARD: CAVERSHAM
APPEAL NO: APP/E0345/W/16/3152909
CASE NO: 152208
ADDRESS: 1 Derby Road
PROPOSAL: Removal of condition 4 (physiotherapy clinic use operated, managed or carried out only by person(s) residing in residential part) and variation of condition 5 (Class D1 clinic/consulting room use only) of permission 10/00992/VARIAT to allow wider uses (all medical and health services, education and any necessary office space) at the Class D1 use part of the premises. (resubmission of 151262)
CASE OFFICER: Richard Eatough
METHOD: Informal Hearing
APPEAL TYPE: Refusal
APPEAL LODGED: 06/12/2016

WARD: BATTLE
APPEAL NO: APP/E0345/W/16/3161485
CASE NO: 160482
ADDRESS: Land at Gloucester Court, Reading RG30 2TQ
PROPOSAL: Two new build dwellings and associated parking
CASE OFFICER: Stephen Vigar
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 16/12/2016

WARD: CHURCH
APPEAL NO: APP/E0345/W/16/3162427
CASE NO: 160752
ADDRESS: 171 Blagdon Road
PROPOSAL: Proposed construction of 1 two bedroom house with parking, private amenity space and cycle storage.
CASE OFFICER: Ralph Chakadya
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 16/12/2016

APPENDIX 2

Appeals Decided:

WARD: CAVERSHAM
APPEAL NO: APP/E0345/D/16/3158586
CASE NO: 160622
ADDRESS: 4 Mill Green, Caversham
PROPOSAL: Loft conversion with hip to gable roof, flat roof rear dormer, second storey rear extensions, single storey rear & front extensions.
CASE OFFICER: Jasmine Singh
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 25.11.2016

WARD: PEPPARD
APPEAL NO: APP/E0345/W/16/3153661
CASE NO: 151893
ADDRESS: 17 St Barnabas Road, Emmer Green, Reading
PROPOSAL: New 4 bed dwelling to the rear garden of No. 17 St Barnabas Road, incorporating access off Surley Row and landscaping
CASE OFFICER: Matthew Burns
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 02.12.2016

WARD: ABBEY
APPEAL NO: APP/E0345/W/16/3151763
CASE NO: 151815
ADDRESS: 23 Friar Street
PROPOSAL: Application for removal or variation of a condition following grant of planning permission. (131260), for opening times to be extended from 02:00am till 05:00am Monday to Saturday and Bank Holidays.
CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 06.12.2016

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

17 St Barnabas Road Emmer Green

Planning Officers reports on appeal decisions attached.