

# READING BOROUGH COUNCIL

## REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	31 May 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: MINSTER  
APPEAL NO: APP/E0345/D/17/3170740  
CASE NO: 162195  
ADDRESS: 1 Hay Road  
PROPOSAL: Two storey front extension and single storey front and side extensions.  
CASE OFFICER: Claire Ringwood  
METHOD: Written Representation  
APPEAL TYPE: HOUSEHOLDER REFUSAL  
APPEAL LODGED: 21.04.2017

WARD: CAVERSHAM  
APPEAL NO: APP/E0345/W/17/3169276  
CASE NO: 161597  
ADDRESS: 27b Priest Hill, Caversham  
PROPOSAL: First floor rear extension and second floor loft extension  
CASE OFFICER: Ethne Humphreys  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 28.04.2017

WARD: BATTLE  
APPEAL NO: APP/E0345/W/17/3161384  
CASE NO: 150238  
ADDRESS: 37 Hilcot Road  
PROPOSAL: Demolition of workshop and redevelopment for three one bedroom dwellings  
CASE OFFICER: Ralph Chakadya  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 02.05.2017

## APPENDIX 2

### Appeals Decided:

WARD: KATESGROVE  
APPEAL NO: APP/E0345/W/16/3162984  
CASE NO: 160558  
ADDRESS: Woodley Arms, Waldeck St  
PROPOSAL: Erection of a block of 40 Studio student apartments including parking, amenity space and landscaping following demolition of existing public house. (Resubmission of 150134)  
CASE OFFICER: Stephen Vigar  
METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 26.04.2017

WARD: THAMES  
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  
DECISION: ALLOWED  
DATE DETERMINED: 27.04.2017

APPLICATION FOR COSTS MADE BY APPLICANT REFUSED

### APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

Woodley Arms, Waldeck Street  
1 Derby Road, Caversham

Planning Officers reports on appeal decisions attached.