

East Area Planning Committee

Supplementary Information

Date: **Wednesday 5 August 2015**

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7.	Monthly Planning Appeals Report for July 2015	3 - 8
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Summary information on planning appeals received and determined to the end of July 2015.

The Committee is asked to note this information



INVESTORS
IN PEOPLE



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Monthly Planning Appeals Performance Update – July 2015

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1. The purpose of this report is two-fold:
 - i. To provide an update on the Council's planning appeal performance; and
 - ii. To list those appeal cases that were decided and also those received during the specified month.

Best Value Performance Indicator BV204

2. The Government's Best Value Performance Indicator BV204 relates to appeals arising from the Council's refusal of planning permission and telecommunications prior approval refusals. It measures the Council's appeals performance in the form of the percentage of appeals allowed. It has come to be seen as an indication of the quality of the Council's planning decision making. BV204 does not include appeals against non-determination, enforcement action, advertisement consent refusals and some other types. Table A sets out BV204 rolling annual performance for the year ending 31 July 2015, while Table B does the same for the current business plan year, ie. 1 April 2015 to 31 July 2015.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	9	26.5	3	4
Dismissed	25	73.5	6	21
Total BV204 appeals	34			

**Table A. BV204 Rolling annual performance
(1 August 2014 to 31 July 2015)**

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No	%	No.	No.
Allowed	3	60	2	1
Dismissed	2	40	1	1
Total BV204 appeals	5			

**Table B. BV204: Current business plan year performance
(1 April 2015 to 31 July 2015)**

All Appeal Types

3. A fuller picture of the Council's appeal performance is given by considering the outcome of all types of planning appeals, i.e. including non-determination, enforcement, advertisement appeals etc. Performance on all appeals is shown in Table C.

Table C	Appeals	Performance
Allowed	16	34%
Dismissed	31	66%
All appeals decided	47	
Withdrawn	4	

**Table C. All planning appeals (not just BV204 appeals)
Rolling year 1 August 2014 to 31 July 2015**

4. When an appeal decision is received, the Inspector's decision letter is circulated (normally by email) to the committee chairs and ward councillors. If the case is significant, the case officer also subsequently circulates committee members with a commentary on the appeal decision. Table D, appended below, shows a breakdown of appeal decisions received during July 2015.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. The relevant ward members also receive a copy of this notification letter. Table E, appended below, is a breakdown of all appeals started during July 2015. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.
6. All councillors receive a weekly list of planning appeals (via email) informing them of appeals that have started and been decided, as well as notifying them of any forthcoming hearings and inquiries.

Table D

Appeals Decided Between 1/07/15 And 31/07/15

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee;
RECM KEY: PER - Approve, REF - Refuse, SPL - Split Decision; NDA - Not Determined; **APP DEC KEY:** ALC - Allowed with conditions, ALW - Allowed without conditions, ALWCST - Allowed with costs, AWD - Appeal withdrawn, DIS - Dismissed

DC CASE	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
14/02925/FUL	15/00021/REFUSE	COMM	PER	ALC	14/07/2015	SUMMTN	30 Harpes Road Oxford Oxfordshire OX2 7QL	Erection of garden outbuilding.
14/03541/H42	15/00025/PRIOR	DEL	7PA	ALW	20/07/2015	IFFLDS	16 Catherine Street Oxford Oxfordshire OX4 3AQ	Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.80m, for which the maximum height would be 3.0m, and for which the height of the eaves would be 3.0m.

Total Decided: 2

Enforcement Appeals Decided Between 1/07/2015 And 31/07/2015

APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditons, AWD - Appeal withdrawn, DIS – Dismissed

EN CASE	AP CASE NO.	APP DEC	DECIDED	ADDRESS	WARD:	DESCRIPTION
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						Total Decided: 0
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Table E

Appeals Received Between 1/07/15 And 31/07/15

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee;
RECMND KEY: PER - Approve, REF - Refuse, SPL - Split Decision, NDA - Not Determined; **TYPE KEY:** W - Written representation, I - Informal hearing, P - Public Inquiry, H – Householder

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DC CASE	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION	
14/03532/FUL	15/00029/REFUSE	14/07/2015	W	Edward Oteng	Grove House 3 St James Row Grove Street Oxford Oxfordshire OX2 7JT		Erection of 1 x 4 bed dwelling house (Use Class C3). Erection of boundary wall and provision of associated vehicle parking and landscaping.	Mr David Kerford
14/03512/VAR	15/00030/REFUSE	15/07/2015	W	Tim Hunter	16 Bardwell Road Oxford Oxfordshire OX2 6SW		Variation of condition 2 (Approved plans) of planning permission 14/00818/FUL to enable the insertion of a timber framed sash window to the rear elevation.	Huw Mellor
13/02434/FUL	15/00031/REFUSE	17/07/2015	W	Felicity Byrne	101 Botley Road Oxford Oxfordshire OX2 0HB		Demolition of existing garage and erection of detached 3-storey building to provide student accommodation (Sui Generis) consisting of 5 bedrooms. Provision of bin and cycle stores.	Mr Paul Semple
15/01144/FUL	15/00032/REFUSE	27/07/2015	W	Andrew Murdoch	19 Linkside Avenue Oxford Oxfordshire OX2 8HZ		Demolition of existing buildings. Erection of 1 x 3-bed and 1 x 4-bed two storey detached dwellinghouse (Use Class C3) with provision of private amenity space. Formation of boundary wall and new vehicle and pedestrian access from Linkside Avenue.	Nik Lyzba

Total Received: 4

