

Monthly Planning Appeals Performance Update – June 2014

Contact: Head of Service City Development: Michael Crofton-Briggs

Tel 01865 252360

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 30 June 2014, while Table B does the same for the current business plan year, ie. 1 April 2014 to 30 June 2014.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	19	33.0	7 (54%)	12 (27 %)
Dismissed	38	67.0	6 (46%)	32 (73%)
Total BV204 appeals	57	100.0	13 (100%)	44 (100%)

**Table A. BV204 Rolling annual performance
(1 July 2013 to 30 June 2014)**

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No	%	No.	No.
Allowed	6	55	4 (57%)	2 (50%)
Dismissed	5	45	3 (43%)	2 (50.0%)
Total BV204 appeals	11	100	7 (100%)	4 (100%)

**Table B. BV204: Current business plan year performance
(1 April 2014 to 30 June 2014)**

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	23	32%
Dismissed	48	68%
All appeals decided	71	100%
Withdrawn	3	

**Table C. All planning appeals (not just BV204 appeals)
Rolling year 1 July 2014 to 30 June 2014**

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 June 2014.
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 June 2014. 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 01/06/2014 And 30/06/2014

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
13/01376/FUL	14/00012/REFUSE	COMM	REF	DIS	05/06/2014	JEROSN	Avis Rent A Car Ltd 1 Abbey Road Oxford Oxfordshire OX2 0AD	Demolition of existing buildings. Erection of 9 x 3 storey, 4 bed dwelling houses (Use class C3)
13/02630/FUL	14/00015/REFUSE		REF	DIS	10/06/2014	HHLNOR	Land Rear Of 2-14 Jack Straws Lane Headington Oxford OX3 0DL	Erection of 2 x detached, two-storey, 5-bed dwellinghouses (Use Class C3). Provision of car parking, access and private amenity space.
13/02350/FUL	14/00013/REFUSE	DELCOM	PER	DIS	10/06/2014	JEROSN	Land Adjacent Thames Wharf 3 Roger Dudman Way Oxford Oxfordshire OX1 1AG	Erection of 9 student study rooms on 3 floors adjacent to Thames Wharf, East of Fiddler's Island stream, together with pedestrian footbridge to the Thames Towpath, 1 disabled car parking space, bin and cycle stores.
06/01796/CND3	13/00075/REFUSE	DELCOM	REF	DIS	18/06/2014	NORTH	Lady Margaret Hall Norham Gardens Oxford Oxfordshire OX2 6QA	Details submitted in accordance with condition 10 (landscaping) of planning permission 06/01796/FUL.
13/03211/FUL	14/00019/REFUSE	DEL	REF	ALW	24/06/2014	COWLEY	1 Dodgson Road Oxford Oxfordshire OX4 3QS	Erection of a single storey side extension.

Total Decided: 5

Enforcement Appeals Decided Between 1/06/2014 And 30/06/2014

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

Table E

Appeals Received Between 01/06/2014 And 30/06/2014

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

DC CASE	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
13/02762/FUL	14/00034/REFUSE	DEL	SPL	W	The Chequers 17A Beaumont Road Oxford Oxfordshire OX3 8JN	QUARIS	Demolition of existing flat roofed porch and erection of new pitched roof porch. Erection of raised decking area over beer garden at rear of public house with provision of new access to restaurant.
13/03355/FUL	14/00028/REFUSE	COMM	PER	H	5 Farndon Road And 19 Warnborough Road Oxford Oxfordshire OX2 6RS	NORTH	Erection of single storey side extension, extensions at basement level. (Additional Information)
14/00184/FUL	14/00030/NONDET	DEL	REF	W	St Dominic Hall Hollow Way Oxford Oxfordshire	COWLYM	Temporary change of use for two years of existing car parking area to car washing facility, erection of means of enclosure to car wash bays, machinery housing, office and waiting room building.
14/00246/FUL	14/00029/REFUSE	DEL	REF	H	47 Lonsdale Road Oxford OX2 7ES	SUMMT	Side two storey and rear single storey extension. (Amended plan)
14/00730/FUL	14/00031/REFUSE	DEL	REF	W	42 Downside Road Oxford Oxfordshire OX3 8HR	QUARIS	Erection of 1 x 1-bed dwelling (Use Class C3) at rear of 42 Downside Road.
14/00850/FUL	14/00032/REFUSE	DEL	REF	H	22 Linkside Avenue Oxford Oxfordshire OX2 8HY	WOLVE	Erection of two storey rear extension including extension to roof.

Total Received: 6

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