

## Monthly Planning Appeals Performance Update – July 2014

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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 2014, while Table B does the same for the current business plan year, ie. 1 April 2014 to 31 July 2014.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	23	37.1	9	14
Dismissed	39	62.9	8	31
Total BV204 appeals	62	100.0	17	45

**Table A. BV204 Rolling annual performance  
(1 August 2013 to 31 July 2014)**

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No	%	No.	No.
Allowed	12	57.1	7	5
Dismissed	9	42.9	5	4
Total BV204 appeals	21	100.0	12	9

**Table B. BV204: Current business plan year performance  
(1 April 2014 to 31 July 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.

<b>Table C</b>	<b>Appeals</b>	<b>Performance</b>
Allowed	27	36.0%
Dismissed	48	64.0%
All appeals decided	75	100.0%
Withdrawn	2	

**Table C. All planning appeals (not just BV204 appeals)  
Rolling year 1 August 2013 to 31 July 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 April 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 April 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 1/07/14 And 31/07/14

**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
13/03090/TPO	14/00009/REFUSE	DEL	REF	ALC	01/07/2014	SUMMTN	Grove House Club Grove Street Oxford Oxfordshire	2No. yew trees located at the extreme western end of the site, adjacent to a brick wall, excavate roots using "tree friendly" methods including air spade and hand digging under professional arboricultural supervision a trench to a maximum of 0.5 metre depth across the site. The work will also explore the extent of rooting between the trench and the trees themselves as explained in the attached method statement. Identified as T1 and T2 on the OCC - Grove Street (No. 1) Tree Preservation Order 2010.
14/00850/FUL	14/00032/REFUSE	DEL	REF	ALWCST	15/07/2014	WOLVER	22 Linkside Avenue Oxford Oxfordshire OX2 8HY	Erection of two storey rear extension including extension to roof.
14/00147/FUL	14/00022/REFUSE	DEL	REF	DIS	16/07/2014	WOLVER	35 Sunderland Avenue Oxford Oxfordshire OX2 8DT	Demolition of existing detached dwelling and garage. Erection of 1 x 3 bedroom house (Use Class C3) and 2 x 2-bedroom flats (Use Class C3). Provision of private amenity space, bin and cycle stores.
13/03320/PA11	14/00014/REFUSE	DELCOM	PER	ALW	16/07/2014	HINKPK	Footbridge Within South Oxford Adventure Playground White House Road Oxford Oxfordshire	Application seeking prior approval for development comprising demolition of existing and erection of replacement footbridge under Part 11 Class A Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. (PLEASE NOTE THIS IS NOT A PLANNING APPLICATION BUT A NOTIFICATION SUBMITTED BY NETWORK RAIL FOR PRIOR APPROVAL BY OXFORD CITY COUNCIL)
13/03355/FUL	14/00028/REFUSE	COMM	PER	DIS	16/07/2014	NORTH	5 Farndon Road And 19	Erection of single storey side extension,

13/02673/B56	14/00018/PRIOR	DEL	7PA	ALW	17/07/2014	COWLYM	Warnborough Road Oxford Oxfordshire OX2 6RS	extensions at basement level. (Additional Information)
							Site Of Canterbury House 393 Cowley Road Rivera House 156 Reliance Way And Adams House 158 Reliance Way Oxford Oxfordshire OX4 2FQ	Change of use from office (Use Class B1(a)) to residential (Use Class C3) to provide 16 dwellings (3 x 1-bed and 13 x 2-bed). This application is for determination as to whether prior approval of the Council is required and, if required, whether it should be granted. This application is assessed solely in respect of transport and highway impacts and contamination and flooding risks.
13/03212/FUL	14/00020/REFUSE	DEL	REF	DIS	21/07/2014	HEAD	Store Adjacent 79 St Leonard's Road Oxford Oxfordshire	Demolition of garage/store building. Erection of 1 x 3-bed dwellinghouse (Use Class C3).
13/01800/FUL	14/00016/REFUSE	COMM	PER	ALC	28/07/2014	CARFAX	St Cross College St Giles' Oxford Oxfordshire OX1 3LZ	Demolition and rebuilding of existing boundary walls. Erection of 53 study bedrooms, lecture theatre, library, seminar rooms and ancillary accommodation on 4 floor plus basement.
13/01801/LBD	14/00017/REFUSE	DELCOM	PER	ALC	28/07/2014	CARFAX	St Cross College St Giles' Oxford Oxfordshire OX1 3LZ	Demolition and rebuilding of existing boundary walls.

**Total Decided: 9**

## Enforcement Appeals Decided Between 1/07/2014 And 31/07/2014

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 1/07/14 And 31/7/14

**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
13/02510/FUL	14/00037/REFUSE	DEL	REF	W	13 Circus Street Oxford Oxfordshire OX4 1JR	STMARY	Two storey extension to provide larger living accommodation to flat 13B, creation of an additional 1 x 2 bed flat on ground floor (Flat E) and alterations and extensions to Flats A, C and D to form 2 x 2-bed flats. Provision of private amenity space, street level screened cycle stores and bin stores. Relocation of raised flower bed and Alhambra Lane sign to first floor level (amendments to planning permission 12/03252/FUL). (Amended plans, description and Additional Information)
13/03005/FUL	14/00035/REFUSE	DEL	REF	W	227 Iffley Road Oxford Oxfordshire OX4 1SQ	STMARY	Replacement of all timber windows with white uPVC windows of a similar style.
14/00431/FUL	14/00036/REFUSE	DEL	REF	W	13 Circus Street Oxford Oxfordshire OX4 1JR	STMARY	Extension to existing Flat D comprising 2 x dormer windows to front and rear roof slopes and formation of a balcony, to create a 1 x-2 bed flat.
14/00450/FUL	14/00033/NONDET	DELCOM	PER	W	32 Little Clarendon Street And 126 And 127 Walton Street Oxford Oxfordshire OX1 2HU	NORTH	Change of use from Use Class A1 (Shops) to Use Class A3 (Restaurants and cafes).
14/00725/FUL	14/00039/REFUSE	DEL	REF	W	Temple Lounge 21 Temple Street Oxford Oxfordshire OX4 1JS	STMARY	Raising the height of the roof and insertion of 4No rooflight to rear roof slope and 2No rooflight to front roof slope in association with loft conversion.
14/01120/FUL	14/00038/REFUSE	DEL	REF	H	190 Headley Way Oxford Oxfordshire OX3 7TA	HEAD	Erection first floor extension to rear and side elevations

**Total Received: 6**