

Monthly Planning Appeals Performance Update – **January 2016**

Contact: Head of Service City Development: Patsy Dell

Tel 01865 252356

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 January 2016**, while Table B does the same for the current business plan year, ie. **1 April 2015 to 31 January 2016**.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	13	35.14%	4	9
Dismissed	24	64.86%	5	19
Total BV204 appeals	37	100%	9	28

**Table A. BV204 Rolling annual performance
(1 February 2015 to 31 January 2016)**

Table B	Council performance		Appeals arising from Committee against officer recommendation	Appeals arising from Committee with officer recommendation	Appeals arising from delegated refusal
	No	%	No.		No.
Allowed	10	35.71%	2 (100%)	1 (20.0%)	7 (33.3%)
Dismissed	18	64.29%	0 (0%)	4 (80.0%)	14 (66.7%)
Total BV204 appeals	28	100%	2	5	21

**Table B. BV204: Current business plan year performance
(1 April 2015 to 31 January 2016)**

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	24	42.86%
Dismissed	32	57.14%
All appeals decided	56	100%
Withdrawn	4	

**Table C. All planning appeals (not just BV204 appeals)
Rolling year 1 February 2015 to 31 January 2016**

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 **January 2016**.
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 **January 2016**. 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 01/01/2016 And 31/01/2016**

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, DIS - Dismissed

DC CASE	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
15/01008/FUL	15/00050/REFUSE	DEL	REF	DIS	08/01/2016	COWLYM	15 Hollow Way Oxford Oxfordshire OX4 2NA	Erection of 1 x 1- bed single storey dwellinghouse (Use Class C3). Provision of private amenity space, car parking and refuse store.
15/02263/FUL	15/00048/REFUSE	DEL	REF	DIS	08/01/2016	BARTSD	7 Barton Road Oxford Oxfordshire OX3 9JB	Formation of roof extension to side roofslope at first floor and insertion of 1No. side rooflight.
15/01565/FUL	15/00046/REFUSE	DEL	REF	DIS	08/01/2016	STMARG	2 Garford Road Oxford Oxfordshire OX2 6UY	Demolition of existing shed/store. Erection of a garage.
15/02273/TPO	15/00049/REFUSE	DEL	REF	DIS	12/01/2016	HEAD	69 Sandfield Road Oxford Oxfordshire OX3 7RW	Fell 1No Lawsons Cypress Tree as identified in the Oxford City Council - Sandfield Road (No. 1) Tree Preservation Order 2007.
15/00179/FUL	15/00045/REFUSE	DEL	REF	DIS	18/01/2016	RHIFF	23 Nowell Road Oxford Oxfordshire OX4 4TA	Erection of single storey side extension to form 1 x 1-bed dwelling (Use Class C3). Provision of private amenity space and car parking.
15/01082/FUL	15/00053/REFUSE	DELCOM	REF	DIS	26/01/2016	CHURCH	238 Headington Road Oxford Oxfordshire OX3 7PR	Erection of 1 x 3-bed dwellinghouse (Use Class C3). Provision of private amenity space, bin and cycle store.
15/01745/FUL	15/00052/REFUSE	DEL	REF	DIS	26/01/2016	SUMMTN	364 Banbury Road Oxford Oxfordshire OX2 7PP	Demolition of existing building. Erection of new building to provide 2 x 4-bed dwellings (Use Class C3). (Amended plans)
14/03246/FUL	15/00051/REFUSE	DEL	REF	DIS	28/01/2016	STMARY	45 Magdalen Road Oxford Oxfordshire OX4 1RB	Alterations to existing front elevation, erection of single storey rear extension and front and rear dormer window to existing dwelling. Erection of two storey side extension to create 1 x 3 bed dwellinghouse (Use Class C3) with associated parking and amenity space provision.

Total Decided: 8

Table E

Enforcement Appeals Decided Between 1/01/2016 And 31/01/2016

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
---------	-------------	---------	---------	---------	-------	-------------

Total Decided: 0



Table F**Appeals Received Between 01/01/2016 And 31/01/2016**

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
15/01896/FUL	16/00010/REFUSE	DEL	REF	W	12 Kelburne Road Oxford Oxfordshire OX4 3SJ	LITTM	Conversion of garage into 1 x 2-bed dwelling (Use Class C3).
15/02381/FUL	16/00009/REFUSE	DEL	REF	W	87 Oliver Road Oxford Oxfordshire OX4 2JH	LYEVAL	Erection of outbuilding. (Retrospective)
15/02474/FUL	16/00008/COND	COMM	PER	W	23 Frenchay Road Oxford Oxfordshire OX2 6TG	STMARG	Demolition of existing WC, store and garage. Erection of single storey rear extension and formation of 2no. rear dormers. Insertion of 1no. sash window to side elevation and 2no. rooflights to front roofslope. Erection of detached single storey home office/garage. Relocation of garden gate and demolition of section of garden wall. (Amended
15/03060/FUL	16/00006/NONDET	DEL	SPL	W	3C Chapel Row Squitchey Lane Oxford Oxfordshire OX2 7LB	SUMMT	Erection of one and a half storey side extension and conservatory at rear.
15/03062/FUL	16/00005/NONDET	DEL	REF	W	3D Chapel Row Squitchey Lane Oxford Oxfordshire OX2 7LB	SUMMT	Erection of one and a half storey side extension
15/03063/FUL	16/00007/NONDET	DEL	PER	W	3B Chapel Row Squitchey Lane Oxford Oxfordshire OX2 7LB	SUMMT	Erection of conservatory
15/03073/CPU	16/00004/REFUSE	DEL	REF	W	8 Nunnery Close Oxford Oxfordshire OX4 6EG	NORBRK	Application to certify that the proposed use of the land for siting a mobile home / garmny annex incidental to the main dwelling is lawful (resubmission).

Total Received: 7

This page is intentionally left blank