

Applications, decisions and residential permissions all well up on a year ago

Latest planning performance by English districts and London boroughs: Planning Applications in England: April to June 2016

OVERVIEW

Between April and June 2016, district level planning authorities in England:

- ⊙ received 132,000 applications for planning permission, up seven per cent on the corresponding quarter of 2015;
- ⊙ granted 100,900 decisions, up six per cent from the same quarter in 2015; this is equivalent to 88 per cent of decisions, unchanged from the same quarter of 2015;
- ⊙ decided 83 per cent of major applications within 13 weeks or the agreed time, up from 79 per cent a year earlier; and
- ⊙ granted 12,200 residential applications, up eight per cent on a year earlier.

11,900 applications for prior approval for permitted development rights were received during

April to June 2016, up seven per cent from the same quarter of 2015; and

9,700 of those applications were approved without having to go through the full planning process, up eight per cent on a year earlier.

In the year ending June 2016, district level planning authorities:

- ⊙ granted 378,200 decisions, up four per cent from the figure for the year ending June 2015; and
- ⊙ granted 47,600 decisions on residential developments: 6,000 for major developments and 41,600 for minors, both up six per cent on the year ending June 2015.

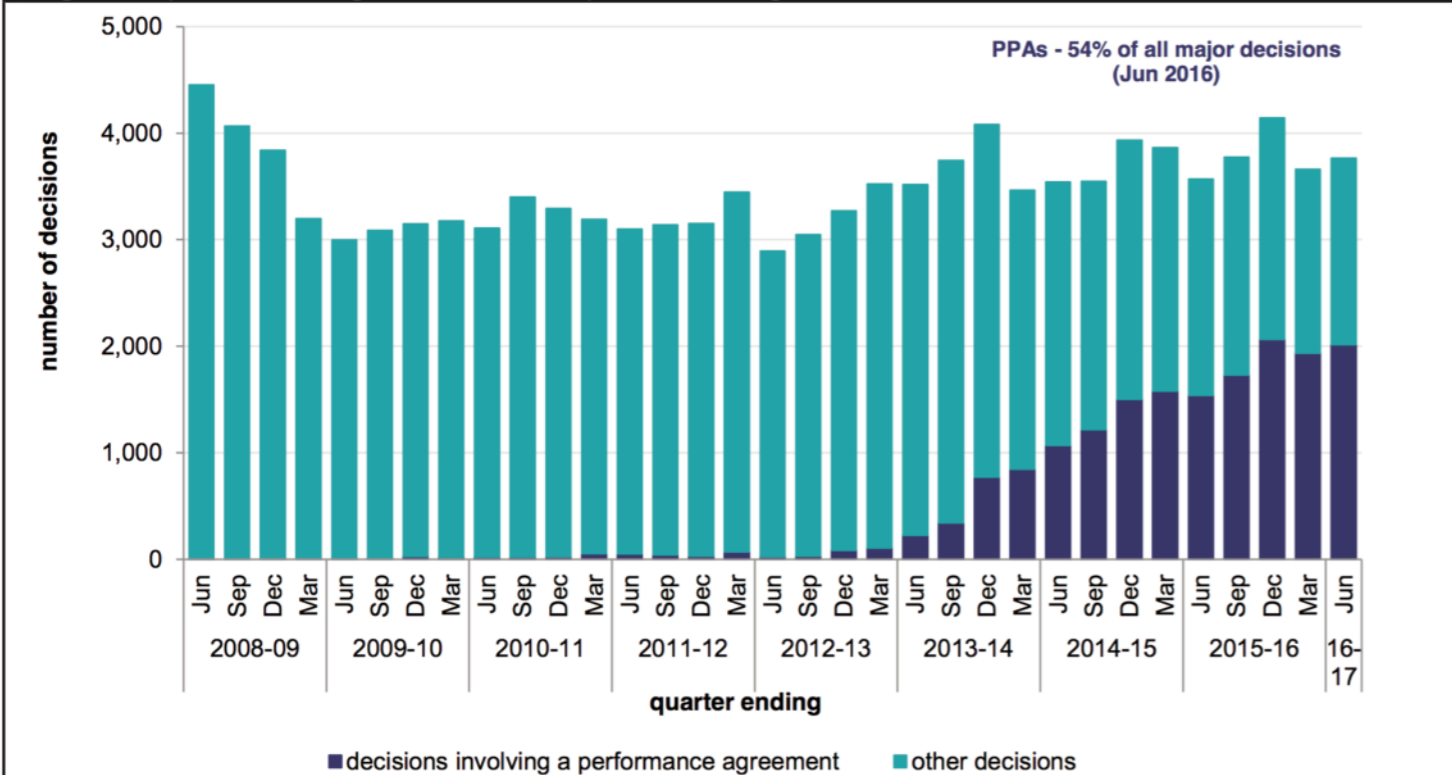
Planning applications

During April to June 2016, authorities undertaking district level planning in England received 132,000 applications for planning permission, up seven per cent on the corresponding quarter in 2015. In the year ending June 2016, authorities received 482,700 planning applications, up two per cent from 474,400 in the year ending June 2015.

Planning decisions

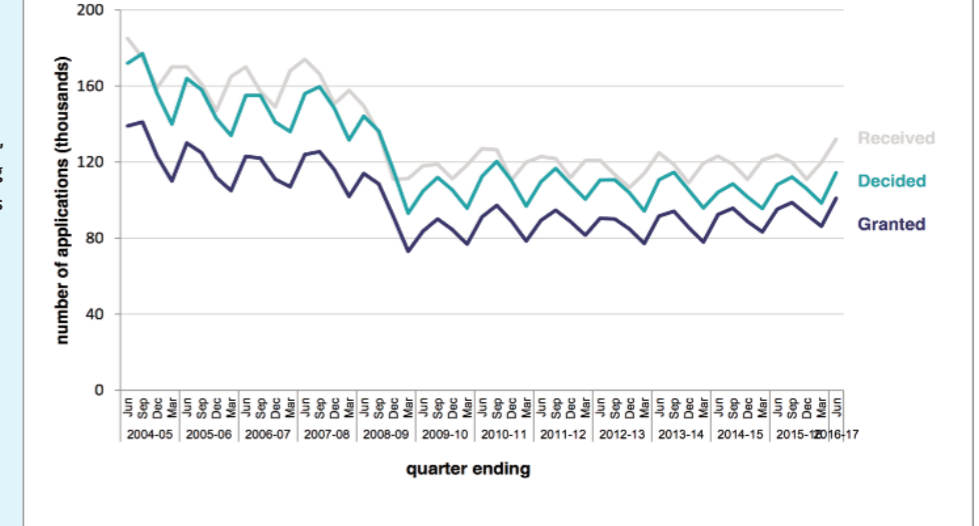
Authorities reported 114,500 decisions on planning applications in April to June 2016, an increase of six per cent on the 108,100 decisions in the same quarter of the previous year. In the year ending June 2016, authorities decided 431,000 planning applications, an increase of four per cent compared to the year ending June 2015.

Figure 2: Use of performance agreements with applications for major developments¹
England, quarter ending June 2008 to quarter ending June 2016



¹ Figures cover planning performance agreements from April 2008 and agreed extensions of time and environmental impact assessments from 1 April 2013.

Figure 1: Number of planning applications received, decided and granted by district authorities
England, quarter ending June 2004 to quarter ending June 2016



RIGHT: Number of planning applications received, decided and granted by district level planning authorities

Applications granted

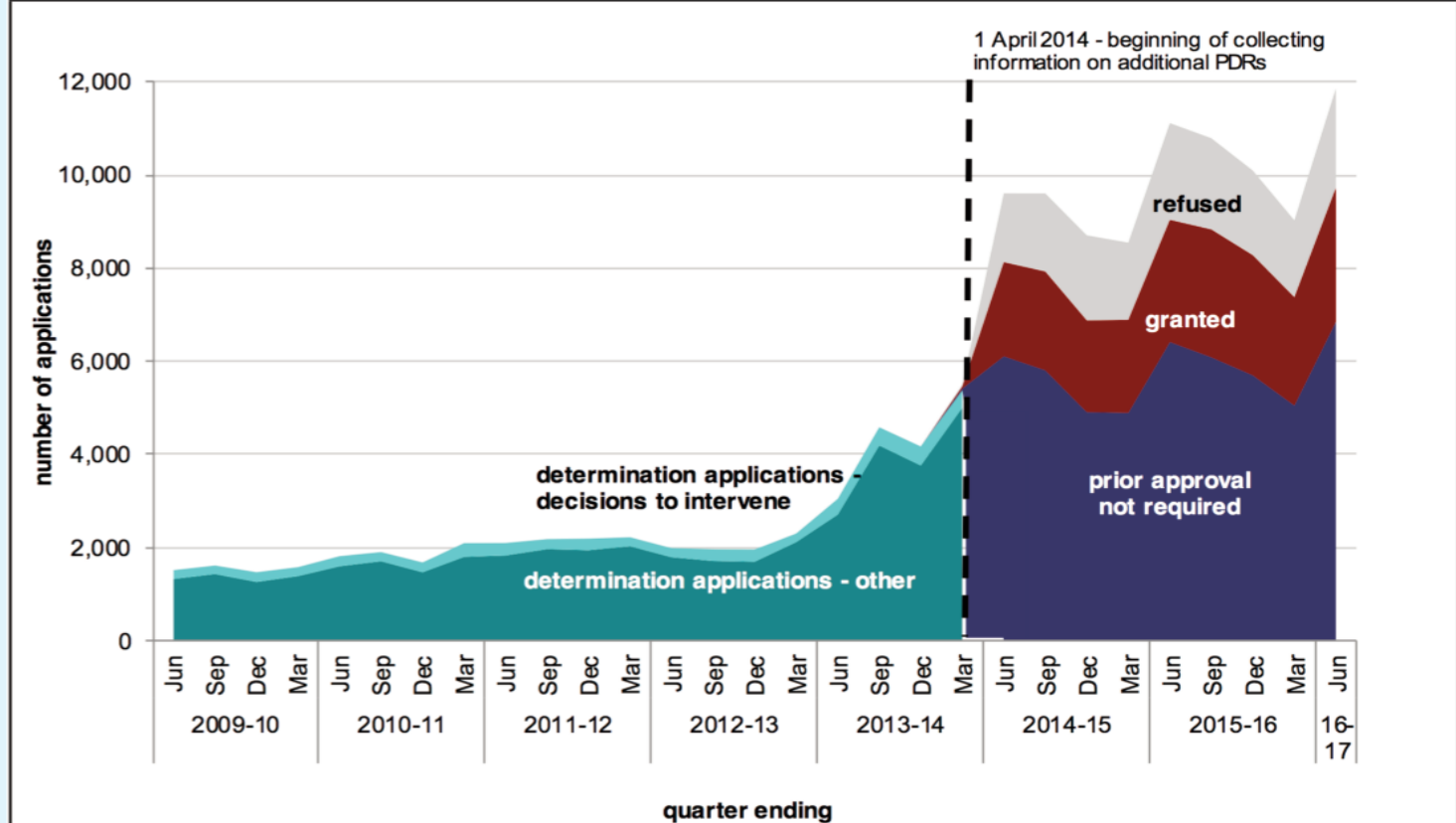
During April to June 2016, authorities granted 100,900 decisions, up six per cent from the same quarter in 2015. Authorities granted 88 per cent of all decisions, unchanged from the June quarter 2015. Overall, 83 per cent of major and minor decisions were granted. The percentage of decisions granted varied widely between local planning authorities, ranging from 25 to 100 per cent for major developments, 51 to 100 per cent for minor developments and 58 to 100 per cent for other developments. Over the 12 months to June 2016, 378,200 decisions were granted, up four per cent from the year to June 2015

Speed of decisions

In April to June 2016, 83 per cent of major appli-

Planning decisions by development type, speed of decision and local planning authority: January to March 2016, Table 131 can be found with all tables and figures here: goo.gl/OeQop2 Source: DCLG/ONS

Figure 5: Applications for determination and prior approvals for permitted development rights decided by district planning authorities
England, quarter ending June 2009 to quarter ending June 2016



>>> cations were decided within 13 weeks or within the agreed time for Planning Performance Agreements (PPAs), Extensions of Time (EoTs) and Environmental Impact Assessments (EIAs), compared with 79 per cent in the June quarter 2015. In the June quarter of 2016, 79 per cent of minor applications and 88 per cent of other applications were decided within 8 weeks or the agreed time. These figures show increases, compared with 73 per cent and 83 per cent a year earlier respectively. The percentage of decisions made in time varied widely between local planning authorities, ranging from 17 to 100 per cent for major developments, 32 to 100 per cent for minor developments and 18 to 100 per cent for other developments.

Legislation allows planning applications to be submitted directly to the Secretary of State if a local planning authority has been designated on the basis of under-performance. One of the two criteria set out in Improving planning performance: criteria for designation (revised 2015) relates to the speed of decision-making. Because deciding an application on time can include the use of a performance agreement, the calculation of the proportion of decisions made within the agreed time was changed to include PPAs from April 2008 for major and some 'other' developments, and to also include agreed EoTs and EIAs from April 2013. Applications since April 2014 for minor developments and for changes of use,

householder developments and advertisements can now also be recorded as having included a performance agreement.

Because the most consistent reporting of agreements is for major applications, numbers of decisions on major developments made involving a performance agreement, both in absolute terms and as a percentage of all decisions on major developments. Notwithstanding these definitional changes, there has been a marked increase in the use of agreements since early 2013, although the increases have slowed down in recent quarters. In reality, this has been driven by both the additional scope for recording them and their additional use. The proportion of major decisions subject to an agreement was 54 per cent during April to June 2016, up from six per cent in the April to June quarter of 2013.

Householder developments

Householder developments are those developments to a house which require planning permission such as extensions, loft conversions and conservatories (more details are in the Definitions section). The number of decisions on householder developments increased by nine per cent, from 54,900 decisions in the June quarter of 2015 to 59,700 decisions in the corresponding quarter in 2016, when they accounted for 52 per cent of all decisions. Authorities granted 90 per cent of these applications and decided 89 per cent within 8

weeks or the agreed time.

Prior approvals for permitted developments

Following the creation in May 2013 of some additional permitted development right categories and consultation with local authorities, the department increased the level of detailed information on prior approvals for permitted developments collected on the PS1 return with effect from 1 April 2014. The results for the ninth quarter for which they have been collected (April to June 2016) are included in Tables PDR1 (local authority level figures) and PDR2 (England totals).

Of the 11,900 applications reported in the April to June quarter of 2016, prior approval was not required for 6,900, and permission was granted for 2,900 and refused for 2,100. This resulted in an overall acceptance rate of 82 per cent. 75 per cent of applications (8,900) related to larger householder extensions, with seven per cent relating to office to residential changes and six per cent relating to agricultural to residential changes.

The total number of applications reported during April to June 2016 (11,900) was seven per cent greater than in April to June 2015. Within this total, the number of granted applications increased by ten per cent, the number of refusals went up by three per cent and the number of cases where prior approval was not required increased by seven per cent. Taking i) granted applications and ii) those for which prior approval

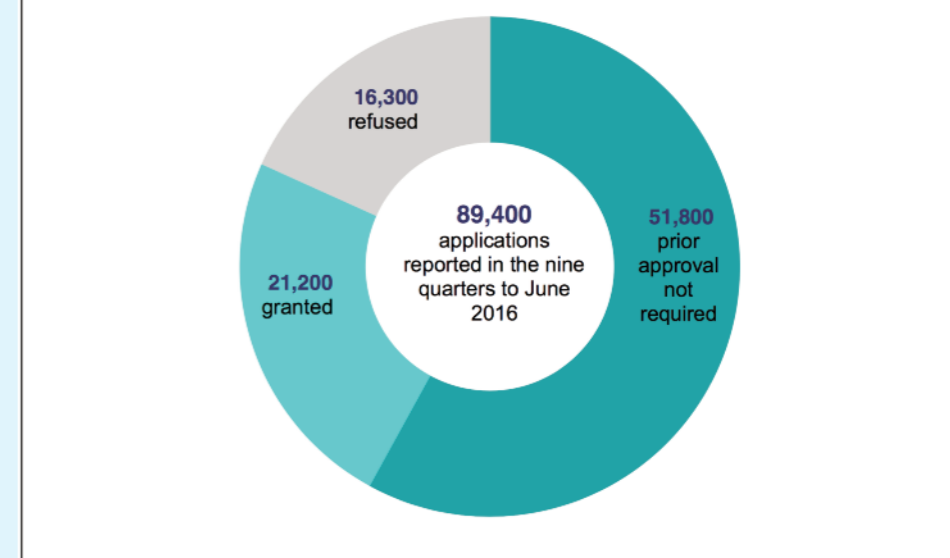
was not required together, 9,700 applications were approved without having to go through the full planning process, up eight per cent on a year earlier

Within the overall increase of seven per cent in the reported number of applications between April to June 2015 and April to June 2016:

- ⊙ larger householder extensions increased by eight per cent
- ⊙ office to residential changes dropped by 14 per cent
- ⊙ agricultural to residential changes dropped by 26 per cent; and
- ⊙ there was a 59 per cent increase in the 'All others' category, partly due to the creation of several new categories with effect from 15 April 2015, part-way through the April to June 2015 quarter. These include storage and distribution centres to residential, and amusement arcades/centres and casinos to residential.⁷

The overall acceptance rate for the nine quarters between the collection of detailed data started in April 2014 and the end of June 2016 was 82 per cent. The rate initially dropped from 85 per cent in the first quarter to 79 per cent in the third quarter, but has since stabilised at 82 per cent in the latest four quarters (Table PDR2). Overall during the nine quarters ending June 2016, district

Figure 4: Applications for prior approvals for permitted development rights reported by district planning authorities England, nine quarters from April 2014 to to June 2016



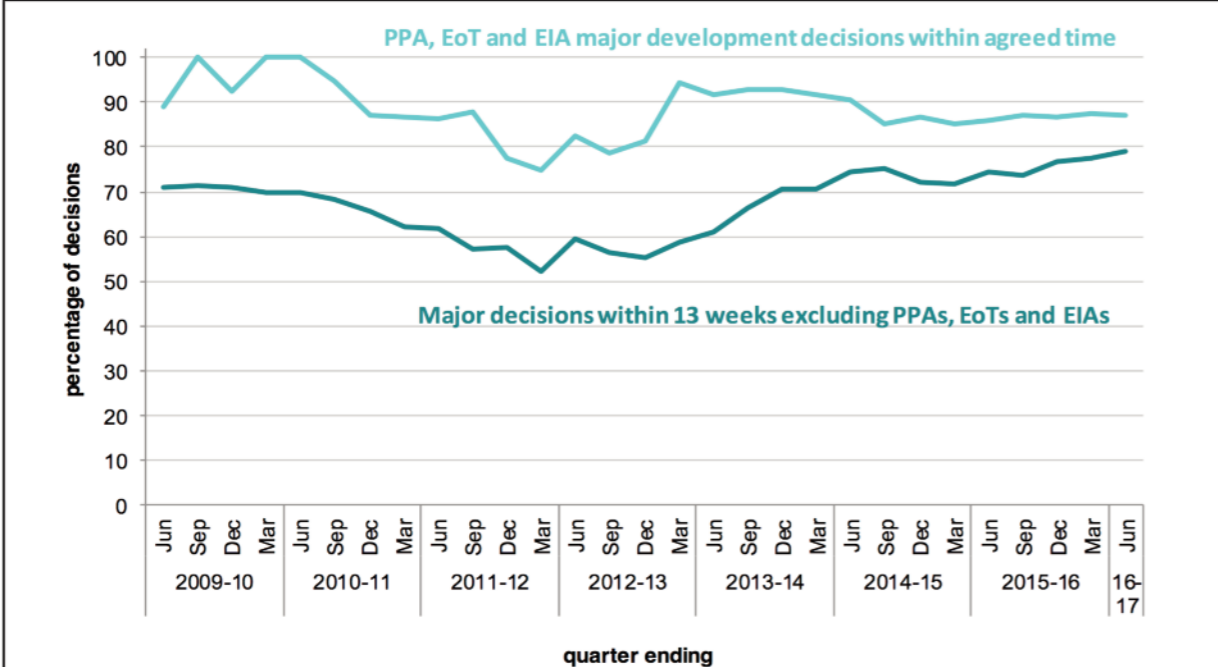
planning authorities reported 89,400 applications for prior approvals for permitted developments. For 51,800 (58 per cent) of them prior approval was not required, 21,200 (24 per cent) were granted and 16,300 (18 per cent) were refused (Figure 4).

⁶ The acceptance rate is defined as the number

of applications for which prior approval was not required, or for which permission was granted, as a percentage of the total number of applications.

⁷ Further details are given in the explanatory memorandum at <http://www.legislation.gov.uk/ukxi/2015/596/memorandum/contents>.

Figure 3: Percentage of major development decisions made within time¹ England, quarter ending June 2009 to quarter ending June 2016



¹ Figures cover planning performance agreements from April 2009 and agreed extensions of time and environmental impact assessments from 1 April 2013

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