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Working in partnership with



Performance Review Sub-Committee Report

Performance Report
1st April 2021 – 31st March 2022

Prepared 11th April 2022

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Deputy Chief Planning Director

Introduction

The Planning Performance Review Sub-Committee is appointed by the Planning Committee each year to consider and report back on an annual basis a random sample of delegated planning decisions and examine/evaluate a number of them to assess whether relevant planning policies and criteria were applied in each case. In addition to this, the Planning Performance Review Sub-Committee will review planning appeal performance and have scrutiny of overturned decisions.

As part of the review process the Chair and Deputy Chair of Planning Committee have randomly selected 10 planning applications, determined between 1 April 2021 and 31st March 2022. To add context to this sample, an overview of all decisions taken within the period 1 April 2021 and 31st March 2022 is provided below.

PART 1: DLUHC PERFORMANCE DATA

The following performance data is provided for the 24-month period April 2020 – March 2022. This data is then compared the DLUHC performance data (January 2020 – December 2021) published on 21st March 2022 and represents an accurate reflection of the Development Management service against all other local authorities.

Major Development Performance (24 months to March 2022):

Benchmarked against DLUHC Table 151 – Performance to December 2021 [Published 21st March 2022]

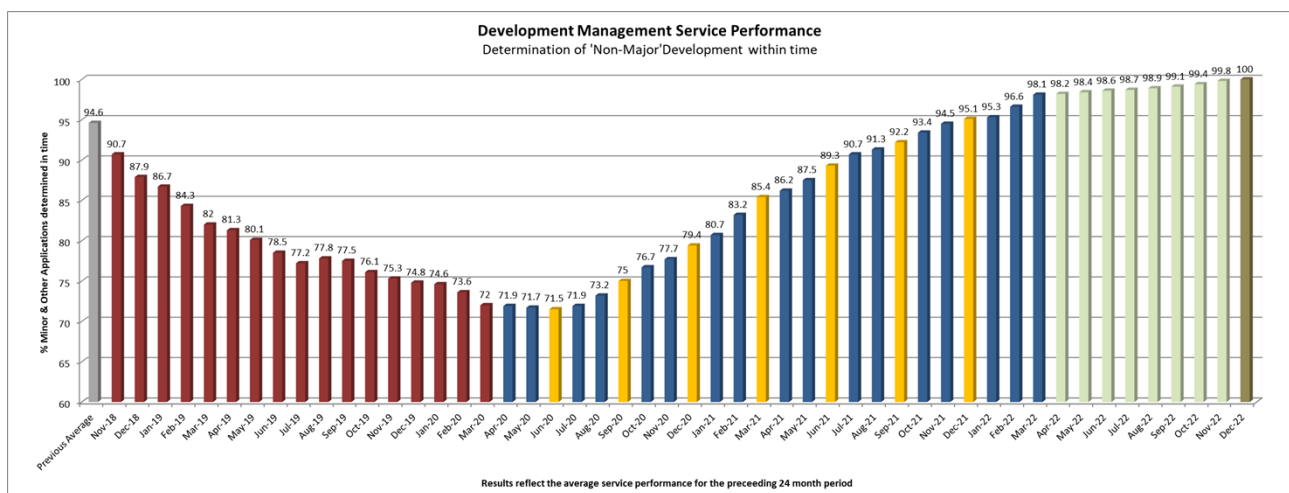
100% (61 out of 61) of all ‘major’ applications were determined within time April 2020 – March 2022. This performance places LB Barking & Dagenham **joint 1st nationally** when compared against all 330 Local Planning Authorities and **joint 1st in London** when compared against all 32 London Planning Authorities. *It is important to note that 39 authorities nationally and 6 other London authorities all share 1st place achieving 100% of all major applications determined within time.*

Our performance for the timely determination of Major developments over the past 24 months could not have been improved against the parameters of DLUHC performance data but the team are continuing to work closely with LBB and elected members to bring through efficiencies and improvements to accelerate growth within the Borough.

Non-Major Development Performance (24 months to March 2022):

Benchmarked against DLUHC Table 153 – Performance to December 2021 [Published 21st March 2022]

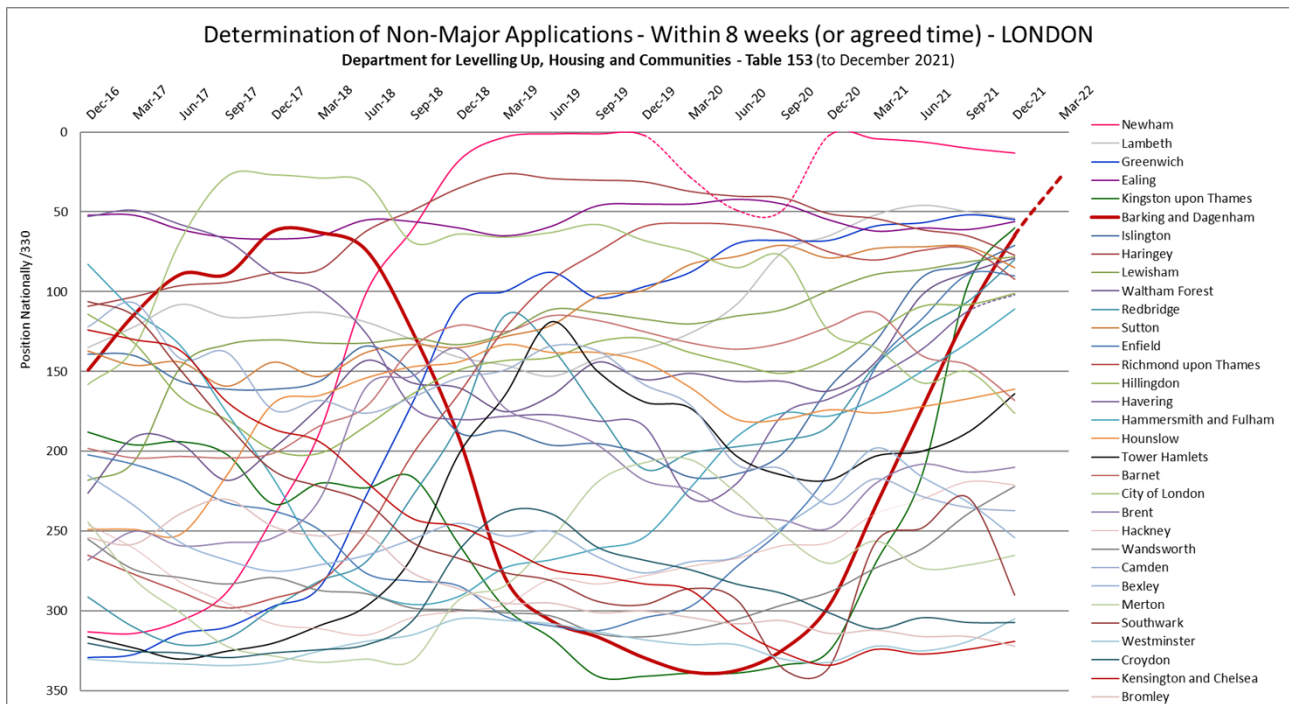
The graph below represents the Development Management’s service performance for the determination of ‘Non-Major’ applications in accordance with DLUHC reporting criteria. Each bar below represents the cumulative average performance of the previous 24 months. (e.g. ‘Oct 21’ below returns data for Nov 2019 - Oct 2021)



- The bars above in red represent historic performance of the team until the end of March 2020.
- The bar in yellow represents the performance of the team as most published quarterly by DLUHC. (to note that DLUHC performance data always runs 3 months behind and is published quarterly)
- The bars in blue represent confirmed performance based on monthly performance data.
- The bars in green represent a 'best-case' projection for future improvements in performance

98.1% (1789 out of 1789) of all 'non-major' applications were determined 'within time' April 2020 – March 2022. This performance is expected to place LB Barking & Dagenham **28th nationally** (up 296 places from June 2020) when compared against all 330 Local Planning Authorities and **2nd in London** (up 29 places from June 2020) when compared against all 32 London Planning Authorities.

Positions and trends by each Local Authority within London (by quarter since December 2016 to December 2021) is shown below. Performance by Be First working in partnership with LBBDD (solid red line) is further presented to March 2022 (broken solid red line) to reflect our current position which will be formally reported by DLUHC in June 2022.



In addition to the above, it is also important to report on the timeliness of determinations 'within 8 weeks' as this links to Be First's aspirations to accelerate development aligning more widely to the governments aspiration to 'speed up' the planning process.

To December 2021, as per DLUHC data published 21st March 2022 (based on the previous 24-month average), **87.8%** (1576 out of 1794) of all 'non-major' applications were determined 'within 8 Weeks'. This performance is places LB Barking & Dagenham **2nd nationally** when compared against all 330 Local Planning Authorities and **1st in London** when compared against all 32 London Planning Authorities.

When our performance for Q4 is included to March 2022 (based on the previous 24-month average April 2020 – March 2022), **92.6%** (1658 out of 1789) of all 'non-major' applications were determined 'within 8 Weeks'. This performance is expected to place LB Barking & Dagenham **1st nationally** when compared against all 330 Local Planning Authorities and **1st in London** when compared against all 32 London Planning Authorities.

PART 2: FINANCIAL YEAR 2021-2022 PERFORMANCE DATA

Applications determined:

| | Q1 <i>Apr 21 – Jun 21</i> | Q2 <i>Jul 21 – Sep 21</i> | Q3 <i>Oct 21 – Dec 21</i> | Q4 <i>Jan 22 – Mar 22</i> | 12 Month Total <i>Apr 21 – Mar 22</i> |
|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| Majors (Determined in time) | 100% (5 out of 5) | 100% (9 out of 9) | 100% (2 out of 2) | 100% (9 out of 9) | 100% (25 out of 25) |
| Minors (Determined in time) | 100% (53 out of 53) | 100% (72 out of 72) | 100% (75 out of 75) | 100% (35 out of 35) | 100% (235 out of 235) |
| Others (Determined in time) | 100% (170 out of 170) | 100% (178 out of 178) | 100% (162 out of 162) | 100% (138 out of 138) | 100% (648 out of 648) |
| CLE's & CLP's (Determined in time) | 100% (107 out of 107) | 100% (104 out of 104) | 100% (84 out of 84) | 100% (85 out of 85) | 100% (380 out of 380) |

The above table confirms that 100% of all decisions taken on the above applications within the previous financial year were taken within time.

Appeals:

| | Q1 <i>Apr 21 – Jun 21</i> | Q2 <i>Jul 21 – Sep 21</i> | Q3 <i>Oct 21 – Dec 21</i> | Q4 <i>Jan 22 – Mar 22</i> | 12 Month Total <i>Apr 21 – Mar 22</i> |
|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| Planning Appeals (Dismissed) | 57% (13 out of 23) | 70% (19 out of 27) | 84% (35 out of 42) | 58% (19 out of 33) | 69% (86 out of 125) |

The most recent national average published by the Planning Inspectorate is at 68% dismissed. This places the quality of decision taking by LB Barking and Dagenham just above the national average. The position of LBBD above the national average has decreased since last year but is still an excellent result given the speed of determination and the ageing local policy context (2010/2011) against which decisions are determined.

Householder

The Development Management Team have set an aspirational target to approve 67% of all 'Householder' applications. This is an extremely ambitious challenge given the quality of submissions at receipt is generally very poor and propose extremely unneighbourly development. Officers work hard to engage with applicants and seek meaningful improvements and amendments to proposals (where possible) and through the period April 2021- March 2022 achieved a 65% (362 out of 555) approval of all Householder applications.

Whilst this is marginally below the team's aspirational target, the quality of decision making (*as reflected above in the appeals data*) remains high and the timely determinations (*as demonstrated in the applications determined data*) represents a nationally best position.

In addition to the above, the information below represents approvals on permitted development applications. *It is important to note that permitted development applications within the Borough are high reflecting the generous plots of dwellinghouses across the vast majority of historic housing stock.*

- Prior Approval (Larger Home Extensions): **359/418 (86%)** Approved/ Prior Approval NOT Required
- Certificate of Lawful Development Proposed Use: **316/356 (89%)** Approved as Lawful development

PART 3: APPLICATIONS SAMPLE FOR DETAILED REVIEW

The following table provides a key summary of the sample of randomly selected applications determined within the period of 1 April 2021 and 31st March 2022 out of a total of 1690 decisions issued. The applications are listed in date order of the date of the decision being issued. The Sub-Committee will select 3-4 of the reports below for a further detailed review and the outcome of this will be reported back to the Full Planning Committee following this review.

It should be noted that in randomly selecting a sample of 5 applications each, the Chair and Deputy Chair both selected 21/00253/FULL as part of their sample and as such the sample below consists of 9 applications.

| App. Ref: | Address: | Decision: | Within Statutory period? | Within time agreed? |
|-----------------|--|-----------------------------|--------------------------|---------------------|
| 21/00261/FULL | 113 Wilmington Gardens, Barking, Barking And Dagenham, IG11 9TR | Refused | YES | n/a |
| 21/00330/HSE | 90 East Road, Chadwell Heath, Romford, Barking And Dagenham, RM6 6YT | Approved | YES | n/a |
| 21/00543/PRIEXT | 50 Halsham Crescent, Barking, Barking And Dagenham, IG11 9HG | Prior Approval Not Required | YES | n/a |
| 21/00434/HSE | 23 Southwold Drive, Barking, Barking And Dagenham, IG11 9AT | Refused | YES | n/a |
| 21/00253/FULL* | 4 Somerby Road, Barking, Barking And Dagenham, IG11 9XH | Refused | YES | n/a |
| 21/00493/HSE | 310 Hedgemans Road, Dagenham, Barking And Dagenham, RM9 6BX | Refused | YES | n/a |
| 21/00601/HSE | 2 Scholars Way, Dagenham, Barking And Dagenham, RM8 2FL | Refused | YES | n/a |
| 21/01538/HSE | 244 Oval Road North, Dagenham, Barking And Dagenham, RM10 9EJ | Refused | YES | n/a |
| 21/02168/PRIEXT | 40 Cavendish Gardens, Barking, Barking And Dagenham, IG11 9DU | Prior Approval Not Required | YES | n/a |

Further Detailed Review

The sub-committee received a bundle at Appendix 1 providing further detail on each of the applications identified for review in the table above. The bundle contains the following information for each application:

- Overview title page
- Key Drawings(s)
- Key aerial imagery provided for wider site context
- Officer Delegated Report
- Decision Notice

The following tables record a summary of the performance and quality indicators for each application the Sub-Committee considered in further detail along with a summary of the matters reviewed on each application.

Please note these tables will be populated following the detailed review at the sub-committee and presented to the planning committee as an addendum to confirm an accurate reflection of members comments/considerations.

| App. Ref: | | Date Received: | | | |
|--|---|---------------------------------|---------------------------|-----------------------------------|------------------------------------|
| App. Address: | | Date Determined: | | | |
| Proposal: | | | | | |
| Time Taken (weeks) | Within statutory period or agreed time? | Correct planning history noted? | Correct policies applied? | Officer report published to file? | Decision notice published to file? |
| | | | | | |
| Summary of Quality & Comments of the Sub-Committee: | | | | | |
| • | | | | | |

| App. Ref: | | Date Received: | | | |
|--|---|---------------------------------|---------------------------|-----------------------------------|------------------------------------|
| App. Address: | | Date Determined: | | | |
| Proposal: | | | | | |
| Time Taken (weeks) | Within statutory period or agreed time? | Correct planning history noted? | Correct policies applied? | Officer report published to file? | Decision notice published to file? |
| | | | | | |
| Summary of Quality & Comments of the Sub-Committee: | | | | | |
| • | | | | | |

| | | | |
|---|---|---------------------------------|---------------------------|
| App. Ref: | | Date Received: | |
| App. Address: | | Date Determined: | |
| Proposal: | | | |
| Time Taken (weeks) | Within statutory period or agreed time? | Correct planning history noted? | Correct policies applied? |
| | | | |
| Summary of Quality & Comments of the Sub-Committee: <ul style="list-style-type: none"> | | | |

| | | | |
|---|---|---------------------------------|---------------------------|
| App. Ref: | | Date Received: | |
| App. Address: | | Date Determined: | |
| Proposal: | | | |
| Time Taken (weeks) | Within statutory period or agreed time? | Correct planning history noted? | Correct policies applied? |
| | | | |
| Summary of Quality & Comments of the Sub-Committee: <ul style="list-style-type: none"> | | | |

PART 4: APPEALS SAMPLE FOR DETAILED REVIEW

The following table provides a key summary of the sample of randomly selected appeals decisions received within the period of 1 April 2021 and 31st March 2022 out of a total of 125 appeals determined by the Planning Inspectorate. The appeals are listed in date order of the date of the decision being issued. The Sub-Committee will select 3-4 of the reports below for a further detailed review and the outcome of this will be reported back to the Full Planning Committee following this review.

| Appeal Ref: | Address: | Appeal Outcome | Appeal description |
|------------------------|---|--|---|
| APP/Z5060/W/20/3260545 | 237 Grafton Road | Appeal Allowed | Proposed new 1 bed 1 person dwelling set over 2 storeys. |
| APP/Z5060/D/20/3265536 | 59 Sparsholt Road | Dismissed | 2 x Single storey rear extensions |
| APP/Z5060/D/21/3266973 | 11 Crabtree Avenue | Dismissed | Construction of a single storey Granny Annex |
| APP/Z5060/X/20/3260503 | 31 Amesbury Road | Appeal Allowed | Construction of an outbuilding for a use incidental to the enjoyment of the dwellinghouse. |
| APP/Z5060/D/20/3263769 | 109 Valentines Way | Appeal Allowed | Proposed two storey side extension |
| APP/Z5060/W/20/3265916 | 74 Oxlow Lane | Appeal Allowed with Partial Award of Costs | Conversion of existing house into a six-bedroom dwelling and one studio flat at ground floor level. Enlargement of window on side elevation at ground floor level. Provision of secure cycle storage. |
| APP/Z5060/W/20/3253291 | 171 Ivyhouse Road | Appeal Allowed with Award of Costs | Conversion of existing 2 bed dwelling into 2x 1bed apartments by means of single storey rear extension and loft conversion with rear dormer |
| APP/Z5060/W/21/3269160 | Hewett's Quay 26 - 32 Abbey Road | Dismissed | Erection of new central bin store building to replace the existing bin stores areas within the existing housing development Hewett's Quay |
| APP/Z5060/W/21/3273906 | 140 Arden Crescent | Dismissed | Conversion of existing dwelling house into two 1x bedroom flats. |
| APP/Z5060/Z/21/3280435 | Texaco Filling Station, 796 Ripple Road | Dismissed | Replacement of existing poster display with an illuminated (3.165m x 6.207m) Digital Poster display |

Further Detailed Review

The sub-committee received a bundle at Appendix 2 providing further detail on each of the applications identified for review in the table above. The bundle contains the following information for each application:

- Overview title page
- Key Drawings(s)
- Key aerial imagery provided for wider site context
- LBB Decision Notice
- Planning Inspectorate Appeal Decision (and any associated cost decision if relevant)

The following tables record a summary of the performance and quality indicators for each application the Sub-Committee considered in further detail along with a summary of the matters reviewed on each application.

Please note these tables will be populated following the detailed review at the sub-committee and presented to the planning committee as an addendum to confirm an accurate reflection of members comments/considerations.

| | | | |
|---|--|------------------------------|--|
| Appeal Ref: | | Planning App Ref: | |
| Appeal Address: | | Planning App (decision date) | |
| Proposal: | | | |
| Officer summary of the Appeal Outcome | | | |
| <ul style="list-style-type: none"> • | | | |
| Learning Outcomes | | | |
| <ul style="list-style-type: none"> • | | | |
| Summary of the comments of the Sub-Committee: | | | |
| <ul style="list-style-type: none"> • | | | |

| | | | |
|---|--|------------------------------|--|
| Appeal Ref: | | Planning App Ref: | |
| Appeal Address: | | Planning App (decision date) | |
| Proposal: | | | |
| Officer summary of the Appeal Outcome | | | |
| <ul style="list-style-type: none"> • | | | |
| Learning Outcomes | | | |
| <ul style="list-style-type: none"> • | | | |
| Summary of the comments of the Sub-Committee: | | | |
| <ul style="list-style-type: none"> • | | | |

| | | | |
|---|--|------------------------------|--|
| Appeal Ref: | | Planning App Ref: | |
| Appeal Address: | | Planning App (decision date) | |
| Proposal: | | | |
| <p>Officer summary of the Appeal Outcome</p> <ul style="list-style-type: none"> • <p>Learning Outcomes</p> <ul style="list-style-type: none"> • | | | |
| <p>Summary of the comments of the Sub-Committee:</p> <ul style="list-style-type: none"> • | | | |

| | | | |
|---|--|------------------------------|--|
| Appeal Ref: | | Planning App Ref: | |
| Appeal Address: | | Planning App (decision date) | |
| Proposal: | | | |
| <p>Officer summary of the Appeal Outcome</p> <ul style="list-style-type: none"> • <p>Learning Outcomes</p> <ul style="list-style-type: none"> • | | | |
| <p>Summary of the comments of the Sub-Committee:</p> <ul style="list-style-type: none"> • | | | |