



Scottish Government
Riaghaltas na h-Alba
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Directorate for Planning and Environmental Appeals

Stakeholder Forum 26 November 2024

Statistical Data
1st April – 30th September 2024

Table 1: Volume of Cases* Handled By DPEA

Period	In hand at start of period	Received	Delegated appeals decided	Reports submitted	Withdrawn	In hand at end of period
1st Half of 2024-2025	201	553	353	24	21	356
Whole of 2023-2024	212	613	498	69	57	201

* Includes appeal and non-appeal cases

Table 2: Types of Cases Received

Type of case	Whole of 2023-2024	1 st Half of 2024-2025
Planning permission appeals	230	126
Planning enforcement appeals	109	63
Conservation area consent, listed building consent and listed building enforcement appeals	65	31
Advertisement consent, discontinuance notice and advertisement enforcement appeals	39	14
High Hedge appeal	18	4
Certificate of lawful use & development appeals regarding short stay accommodation	39	262
All other types of appeal	49	6
Subtotal: all types of appeals	549	534
Compulsory Purchase Order	9	1
Flood Prevention Scheme	1	0
Listed Building Notified Application	1	0
Notification Direction	1	2
Notified application	10	0
Power Station	1	0
Purchase Notice	2	0
Revocation order	1	0
Section 36 Wind Farm	3	4
Stopping up order	2	2
Traffic Regulation Order	5	0
Wayleave	28	10
Subtotal: all types of non-appeal cases	64	19
ALL CASES RECEIVED	613	553

Table 3: Breakdown of Cases Received by Characteristics

Characteristic	Whole of 2023-2024	1 st Half of 2024-2025
Advertisement	41	15
Agricultural	6	7
Animal (cattery, kennel, stable etc.)	4	0
Battery Storage	0	3
Building Alterations (householder)	71	33
Building Alterations (non-householder)	24	13
Business	10	5
Car park	12	10
Caravan and Campsites	17	16
Cemetery/Religious Building	2	2
Chimney/Flue	0	1
Community Asset Transfer	1	0
Compulsory Purchase Order	8	1
Demolition	19	10
Designation of Building/Monument	2	4
Development Plan (Local)	1	0
Development Plan (Strategic)	0	0
Dock/Harbour	0	1
Environmental Appeal	12	0
Fencing/Wall	16	5
Flood Prevention Scheme	1	0
Gatecheck	0	5
Hedge	18	4
Holiday/Leisure	8	34
Hot Food Takeaway	3	2
Hotels	2	5
House in Multiple Occupation	6	0
Housing (10 or more houses)	26	13
Housing (more than one house)	28	11
Housing (single dwelling)	40	14
Hydro/Solar Power	4	2
Industrial	1	1
Landscaping	15	21
Leisure Facility/Ground	8	4
Mineral Extraction	0	1
Other	27	5
Path	7	5
Power Station/Energy from Waste	2	1
Restaurant/Cafe/Licensed Premises	8	5
Retail (food)	2	4
Retail (non-food)	5	1
Road/Bridge	13	4
School/Educational	3	1
Shed/Garage	11	5
Short stay accommodation	156	332
Storage (non-warehousing)	10	6

Note:
Cases may have multiple characteristics associated with them

Student Accommodation	8	7
Telecommunication	8	9
Traffic Regulation Order	2	0
Transport	0	2
Tree	8	6
Warehouse/Distribution	1	1
Waste Disposal	4	1
Water/Sewage	35	14
Wayleave	28	8
Wind Farm (two or more turbines)	10	6
Wind turbine (single)	0	2
Windows - Timber	6	6
Windows - UPVC	13	3

Table 4A: Success Rates by Method of Determination and Type of Case – Appeal Cases

	Number Decided*	Considered by Oral Process			Considered by site visit or review of written submissions			All cases allowed	
		Total	Number allowed	Percentage allowed	Total	Number allowed	Percentage allowed	Number allowed	Percentage allowed
Delegated Appeals									
Planning permission	66	1	1	100%	65	33	51%	34	52%
Planning enforcement	43	0	-	-	43	15	35%	15	35%
Conservation area consent, listed building consent and listed building enforcement	33	0	-	-	33	10	30%	10	30%
Advertisement consent, discontinuance notice and advertisement enforcement	17	0	-	-	17	10	59%	10	59%
High Hedge appeal	9	0	-	-	9	8	89%	8	89%
All others	111	0	-	-	111	13	12%	13	12%
Total: Delegated Appeals	279	1	1	100%	278	89	32%	90	32%
(No Non-delegated Appeals were decided in the period)	* In addition a further 74 appeals were turned away as we had no powers to determine them								

Drilldown on table 4A figures solely in relation to Short Stay Accommodation Appeals*

Authority	Totals & Breakdown by Appeal Types	Appeals Decided	Appeals Allowed	Percentage Allowed
Aberdeen City Council	Total	2	0	0%
	Certificate of lawful use & development	2	0	0%
City of Edinburgh Council	Total	51	18	35%
	Certificate of lawful use & development	14	1	7%
	Planning enforcement	26	9	35%
	Planning permission	11	8	73%
Dumfries and Galloway Council	Total	1	0	0%
	Certificate of lawful use & development	1	0	0%
East Lothian Council	Total	16	0	0%
	Certificate of lawful use & development	14	0	0%
	Planning enforcement	2	0	0%
Glasgow City Council	Total	62	1	2%
	Certificate of lawful use & development	62	1	2%
Total		132	19	14%

*these results are included in the overall table 4A figures

Table 4B: Success Rates by Method of Determination and Type of Case – Non-Appeal Cases

	Number Decided*	Considered by Oral Process			Considered by site visit or review of written submissions			All cases allowed	
		Total	Number allowed	Percentage allowed	Total	Number allowed	Percentage allowed	Number allowed	Percentage allowed
Non-appeal cases									
Compulsory Purchase Order	1	1	1	100%	0	-	-	1	100%
Gatecheck Review	4	0	-	-	4	-	-	0	0%
Notified application	5	0	-	-	5	4	80%	4	80%
Section 36 Wind Farm	1	1	1	100%	0	-	-	1	100%
Section 37 Transmission line	1	1	1	100%	0	-	-	1	100%
Stopping up order	3	1	1	100%	2	2	100%	3	100%
Wayleave	1	0	-	-	1	1	100%	1	100%
Total: All Non-appeal Cases	16	4	4	100%	12	7	58%	11	69%

Table 5: Success Rates for Delegated Appeals by Planning Authority

Planning Authority	Appeals Decided	Appeals Allowed	Success Rate %
Aberdeen City Council	6	2	33%
Aberdeenshire Council	5	3	60%
Angus Council	1	0	0%
Argyll and Bute Council	4	0	0%
Cairngorms National Park Authority	1	0	0%
City of Edinburgh Council	87	30	34%
Clackmannanshire Council	3	3	100%
Comhairle nan Eilean Siar (Western Isles Council)	1	0	0%
Dumfries and Galloway Council	6	5	83%
Dundee City Council	2	1	50%
East Ayrshire Council	2	0	0%
East Dunbartonshire Council	3	3	100%
East Lothian Council	20	3	15%
East Renfrewshire Council	1	0	0%
Falkirk Council	5	2	40%
Fife Council	3	2	67%
Glasgow City Council	74	10	14%
Highland Council	8	6	75%
Loch Lomond and the Trossachs National Park Authority	1	1	100%
Midlothian Council	2	2	100%
Moray Council	1	1	100%
North Lanarkshire Council	2	0	0%
Orkney Islands Council	2	0	0%
Perth and Kinross Council	16	10	63%
Renfrewshire Council	2	0	0%
Scottish Borders Council	4	2	50%
South Ayrshire Council	4	0	0%
South Lanarkshire Council	3	1	33%
Stirling Council	4	1	25%
West Lothian Council	6	2	33%
Total	279	90	32%

Note: If PA not listed, there were no decisions issued regarding their areas in the period.

Table 6A: Development Plan Examinations completed in period

There were no Development plans to complete in the period

Table 6B: Development Plan Examinations in hand or completed after September 2024

There are currently no development plans being worked on, nor any completed after September 2024

Table 6C: Gatecheck Reviews completed in period

Gatecheck Review	Number of Reporters	Weeks to Decide	Decision Description
Fife Council Local Development Plan 2 - Evidence Report Gate Check	1	11.0	Evidence Report Insufficient
Glasgow City Council City Development Plan 2 - Evidence Report Gate Check	1	12.0	Evidence Report Insufficient
Midlothian Council Local Development Plan 2 - Evidence Report Gate Check	1	11.9	Evidence Report Sufficient
Moray Council Local Development Plan 2027 - Evidence Report Gate Check	1	11.9	Evidence Report Sufficient

Table 6D: Gatecheck Reviews in hand or completed after September 2024

Received	Gatecheck Review	Date Decision Issued	Decision Description
25/10/2024	Falkirk Local Development Plan 3 (Ldp3) - Evidence Report Submission For Gate Check		
01/10/2024	East Lothian Council Local Development Plan 2 - Evidence Report For Gatecheck	23/10/2024	Withdrawn
19/09/2024	East Renfrewshire Local Development Plan 3 - Evidence Report Gate Check		

Table 7: Expenses Decisions

Expenses Claims	Number of Claims	Successful Claims
By an authority against:		
A main contact	12	0
By a main contact against:		
An authority	12	4

Table 8: Performance against Targets

Procedure	Target number of weeks to determine	Number of appeals	Performance against target	Average weeks taken to determine
No Further Procedure	12	127	34%	9.0
Site Inspection	12	116	94%	10.6
Further Written Submission	20	35	77%	19.3
Hearing	26	1	100%	25.7

Table 9: Time Taken to Submit Reports

Case Types	Reports Submitted	Average weeks taken to submit
Recalled Planning Permission Appeals	2	28.8
Called-in & Notified Applications	4	17.8
Compulsory Purchase Orders	3	33.6
Purchase notice	1	31.3
Power Staton application	1	34.4
Traffic Regulation Order	2	40.3
Section 36 Wind Farm Applications	6	62.6
Stopping up order	3	17.0
Wayleave Applications	2	13.2