

All Planning Decisions Made and Withdrawn Applications between 08/01/2026 and 28/01/2026

Alphington

Delegated Decision

Application Number:	25/1301/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	09/01/2026
Location Address:	Oaklands Cowick Lane Exeter EX2 9HY		
Proposal:	Detached, four bedroom, two storey house with integral single garage on land adjacent existing house		

Delegated Decision

Application Number:	25/1485/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/01/2026
Location Address:	Grahams Builders Merchants Alphinbrook Road Marsh Barton Trading Estate Exeter EX2 8RF		
Proposal:	Front north elevation internally illuminated- 1x Sign A 2.2 m High x 5.0 m wide x 0.196 m deep and 1x Sign B 1.75 m high x 11.5 m wide x 0.196 m deep. Front north elevation non-illuminating: 1x Sign E 0.5 m high x 2.9 m wide x 0.05 m deep, 1x Sign F (Frosted vinyl on reception window) 0.45 m high x 0.45 m wide. West elevation signage above side doors non illuminating including 1x Sign C 0.5 m high x 2.9 m Wide x 0.05 m deep and 1x Sign D 0.5 m high x 2.9 m wide x 0.05 m deep. East elevation internally illuminated 1x Sign A 2.2 m High x 5.0 m wide x 0.019 m deep. Addition of Strip lighting (sign G) along East and North Elevation eaves.		

Delegated Decision

Application Number:	25/1703/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	23/01/2026
Location Address:	25 Marsh Green Road East Exeter EX2 8PQ		
Proposal:	Installation of freestanding canopy, replacement of planters and addition of solar panels to roof.		

Delegated Decision

Application Number:	25/1761/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	13/01/2026
Location Address:	12 Greenway Exeter EX2 9NY		
Proposal:	Demolish conservatory and construct a single storey rear extension.		

Duryard And St James

Delegated Decision

Application Number: 25/0940/FUL Delegation Briefing:
Decision Type: Permitted Date: 28/01/2026
Location Address: Lane End House Belle Vue Road Exeter EX4 5BP
Proposal: Demolition of dwelling and outbuilding and construction of replacement dwelling (self-build) and ancillary outbuilding with partial change of use of land to residential.

Delegated Decision

Application Number: 25/1158/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 21/01/2026
Location Address: 13C St James Road Exeter EX4 6PY
Proposal: Change of use of office building (Class E) to a self-contained dwelling (Class C3) with parking

Delegated Decision

Application Number: 25/1209/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 12/01/2026
Location Address: 40 Thornton Hill Exeter EX4 4NS
Proposal: Install 1x rooflight to front roof elevation, replace 1x rooflight to rear roof elevation, rebuild part of rear elevation wall to match existing.

Delegated Decision

Application Number: 25/1504/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 14/01/2026
Location Address: 12 The Quadrangle Horseguards Exeter EX4 4UX
Proposal: Replacement and alteration of an existing rear ground floor window, involving the lowering of the sill height.

Delegated Decision

Application Number: 25/1505/LBC Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 14/01/2026
Location Address: 12 The Quadrangle Horseguards Exeter EX4 4UX
Proposal: Replacement and alteration of an existing rear ground floor window, involving the lowering of the sill height.

Delegated Decision

Application Number: 25/1529/FUL Delegation Briefing: 27/01/2026
Decision Type: Permitted Date: 27/01/2026
Location Address: Melbury House 4 Queens Crescent Exeter EX4 6AY
Proposal: Extension to guest house rear annexe/ outbuilding

Delegated Decision

Application Number: 25/1683/LED Delegation Briefing:
Decision Type: Was not lawful use Date: 19/01/2026
Location Address: 10 Longbrook Terrace Exeter EX4 4EU
Proposal: House in multiple occupation for 6 persons (Use Class C4)
(Certificate of lawfulness of existing use)

Delegated Decision

Application Number: 25/1693/LED Delegation Briefing:
Decision Type: Was lawful use Date: 08/01/2026
Location Address: 44 Howell Road Exeter EX4 4HA
Proposal: House in multiple occupation for 4 persons (Use Class C4)
(Certificate of lawfulness of existing use)

Delegated Decision

Application Number: 25/1753/FUL Delegation Briefing:
Decision Type: Permitted Date: 15/01/2026
Location Address: Streatham Court Rennes Drive Exeter EX4 4PU
Proposal: Changes to hard and soft landscaping including minor reduction in car parking provision, installation of planters, external furniture and lighting columns, and single storey front lobby extension to Building One.

Delegated Decision

Application Number: 25/1755/FUL Delegation Briefing:
Decision Type: Permitted Date: 15/01/2026
Location Address: 41 Sidwell Street Exeter EX4 6NS
Proposal: Change of use of the currently vacant shop to an Indian restaurant and takeaway (Sui Generis), and installation of a kitchen extraction flue at the rear of the property

Delegated Decision

Application Number: 25/1776/LED Delegation Briefing:
Decision Type: Was lawful use Date: 15/01/2026
Location Address: 14 Queens Crescent Exeter EX4 6AY
Proposal: House in multiple occupation for seven residents (sui generis use)
(Certificate of lawfulness of existing use)

Delegated Decision

Application Number:	25/1808/DIS	Delegation Briefing:
Decision Type:	Condition(s) Fully Discharged	Date: 23/01/2026
Location Address:	Former Walled Garden Adjacent To Reed Mews Mardon Hill Exeter	
Proposal:	Discharge conditions 10 (Wildlife Hazard Management Plan) and 27 (External Lighting Details) of planning permission 25/0098/FUL - Partial demolition of the existing garden walls and workshops and construction of a part two, part three storey educational building for teaching and research use and associated landscaping, including temporary enabling works.	

Delegated Decision

Application Number:	26/0006/NMA	Delegation Briefing:
Decision Type:	Permitted	Date: 15/01/2026
Location Address:	Thornlea New North Road Exeter EX4 4LA	
Proposal:	Non material amendment to planning permission 24/1380/FUL to relocate both new external condenser units along the south elevation.	

Exwick**Delegated Decision**

Application Number:	25/1452/FUL	Delegation Briefing:
Decision Type:	Permitted	Date: 13/01/2026
Location Address:	6 St Andrews Road Exeter EX4 2AA	
Proposal:	Replacement of existing aluminium windows with flush casement UPVC to all elevations and composite front door	

Heavitree**Delegated Decision**

Application Number:	25/1344/CAT	Delegation Briefing:
Decision Type:	Permitted	Date: 20/01/2026
Location Address:	13 North Avenue Exeter EX1 2DU	
Proposal:	Pruning back of Magnolia tree by 30% approximately. This has grown significantly since the last approved pruning and is becoming overly large affecting our garden and neighbour. We will consult with and employ arborist surgeon to carry out the works as per previous approved prunings.	

Delegated Decision

Application Number:	25/1627/FUL	Delegation Briefing:
Decision Type:	Permitted	Date: 20/01/2026
Location Address:	139 Hamlin Lane Exeter EX1 2SF	
Proposal:	Enlargement of single storey rear extension, including alterations to extension roof. Partial conversion of existing detached garage to habitable living space, including alterations to garage roof.	

Delegated Decision

Application Number: 25/1720/FUL Delegation Briefing:
Decision Type: Permitted Date: 14/01/2026
Location Address: 118 Fore Street Heavitree EX1 2RS
Proposal: Replacement front windows, reinstatement of raised render quoins, lime render, and repairs. Retrospective replacement single-storey rear extension.

Delegated Decision

Application Number: 25/1758/FUL Delegation Briefing:
Decision Type: Permitted Date: 27/01/2026
Location Address: 143 Hamlin Lane Exeter EX1 2SG
Proposal: New driveway to existing house.

Newtown And St Leonards**Delegated Decision**

Application Number: 25/0879/LBC Delegation Briefing:
Decision Type: Permitted Date: 09/01/2026
Location Address: Exeter School Victoria Park Road Exeter EX2 4NS
Proposal: Replacement of windows, doors and associated works.

Delegated Decision

Application Number: 25/1403/CAT Delegation Briefing:
Decision Type: Permitted Date: 12/01/2026
Location Address: 34 Belmont Road Exeter EX1 2HG
Proposal: Conservation Area Tree - Ash - Fell. Threatening the structural integrity of No.34 Belmont Road.

Delegated Decision

Application Number: 25/1420/FUL Delegation Briefing:
Decision Type: Permitted Date: 26/01/2026
Location Address: Garages Corner Of Sandford Walk And Gladstone Road Newtown Exeter EX1 2ET
Proposal: Demolition of garages and erection of end of terrace 2.5 storey house attached to unbuilt new house approved under 25/0445/FUL

Delegated Decision

Application Number: 25/1478/FUL Delegation Briefing:
Decision Type: Permitted Date: 12/01/2026
Location Address: Magdalen Court School Victoria Park Road Exeter EX2 4NU
Proposal: Proposed entrance boundary gate, retain boundary fencing and associated landscaping.

Delegated Decision

Application Number: 25/1479/LBC Delegation Briefing:
Decision Type: Permitted Date: 12/01/2026
Location Address: Magdalen Court School Victoria Park Road Exeter EX2 4NU
Proposal: Proposed entrance boundary gate, retain boundary fencing and associated landscaping.

Delegated Decision

Application Number: 25/1524/FUL Delegation Briefing:
Decision Type: Permitted Date: 09/01/2026
Location Address: 95 Heavitree Road Exeter EX1 2ND
Proposal: Construction of single storey rear extension, including new garage door, removal of northwest elevation 1x window, repositioning and enlargement of rear first floor 1x window and demolition of rear store and outbuilding.

Delegated Decision

Application Number: 25/1557/LBC Delegation Briefing:
Decision Type: Permitted Date: 28/01/2026
Location Address: 9 Ernsborough Court Fairpark Road Exeter EX2 4HL
Proposal: Installation of bathroom extractor vented through the roof.

Delegated Decision

Application Number: 25/1625/PDPV Delegation Briefing:
Decision Type: Prior Approval Required and Granted Date: 12/01/2026
Location Address: St Sidwells Point Leisure Centre Paris Street Exeter EX1 2JX
Proposal: Installation of circa 166 solar panels totalling 83kWp, on the top level of the building.

Delegated Decision

Application Number: 25/1677/FUL Delegation Briefing:
Decision Type: Permitted Date: 09/01/2026
Location Address: 95 Heavitree Road Exeter EX1 2ND
Proposal: Partial rebuild of boundary wall including relocation of right hand entrance pillar

Delegated Decision

Application Number: 25/1709/TPO Delegation Briefing:
Decision Type: Permitted Date: 26/01/2026
Location Address: 13 Leighdene Close Exeter EX2 4PN
Proposal: T38Norway maple- To carry out thinning works throughout the crown of the tree up to 20% by removing crossing , rubbing, duplicated and any significant deadwood.- To remove the lowest primary lateral branch growing towards the house which is aprox. 25cm in width.The reason for carrying out the works is allow more dappled light on the garden in summer.

Delegated Decision

Application Number: 25/1711/CAT Delegation Briefing:
Decision Type: Permitted Date: 20/01/2026
Location Address: 142 Heavitree Road Exeter EX1 2NA
Proposal: T1 - Fir. Reduce southerly limb growing near to no. 3 The Music Rooms by 2.5m, maximum diameter of cut 75mm.

Delegated Decision

Application Number: 25/1712/CAT Delegation Briefing:
Decision Type: Permitted Date: 20/01/2026
Location Address: 140 Heavitree Road Exeter EX1 2LZ
Proposal: T2 - Yew, Reduce southern aspect by 2m, including south east/west aspects to shape. Maximum diameter of cut 50mm.

Delegated Decision

Application Number: 25/1765/CAT Delegation Briefing:
Decision Type: Permitted Date: 21/01/2026
Location Address: 1 Penleonard Close Exeter EX2 4NY
Proposal: T2 Fig Tree ? removal of tree. This tree grows right up against a grade two listed cob party wall which party wall neighbours recently had to be repaired prior to us moving into our house on 13th November. This tree had been left to grow uncontrolled over a number of years by the previous owners and is out of shape and proportion to its location. We are open to advice on appropriate replanting due to the proximity of T1 TPO 331 Holm Bush.T3 Bay Tree ? Crown reduction and crown lifting to maintain the historic shape of the tree in proportion to its location and allow light and space for the accompanying garden. It is proposed to reduce the vertical growth of the tree as viewed in the accompanying picture. A height reduction of 6-8 feet and a crown lifting of 4 feet.

Delegated Decision

Application Number: 25/1829/NMA Delegation Briefing:
Decision Type: Permitted Date: 12/01/2026
Location Address: 4 Wayland Avenue Exeter EX2 4PR
Proposal: Minor amendment to the footprint of the extension approved under planning application 25/1048/FUL

Pennsylvania**Delegated Decision**

Application Number: 25/1682/LED Delegation Briefing:
Decision Type: Was lawful use Date: 08/01/2026
Location Address: 126 Pinhoe Road Exeter EX4 7HJ
Proposal: House in multiple occupation for 4 persons (Use Class C4) (Certificate of lawfulness of existing use)

Delegated Decision

Application Number: 25/1845/CAT Delegation Briefing:
Decision Type: Permitted Date: 28/01/2026
Location Address: 61 Sylvan Road Exeter EX4 6EY
Proposal: The tree is a large Hawthorn which leans across our fence and over our neighbours drive and roof and car. The roots are unsteady and we believe the tree poses a threat to our neighbours. We propose to takeout the leaning trunk at the shoulder, as indicated in the attached picture.

Pinhoe**Delegated Decision**

Application Number: 25/1382/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 13/01/2026
Location Address: Land To The South Of Oxygen House And North Of Emperor House Grenadier Road Exeter
Proposal: Discharge conditions 3 (Drainage Details for new car park and landscaped garden), 4 (Drainage Details for ground mounted PV site), 6 (CEMP), 7 (Construction Method Statement) and 8 (Arboricultural Method Statement) of planning permission 23/1223/FUL - Relocation and replacement of existing surface carpark to include solar charging canopies, landscaping enhancements to provide ancillary facilities to Oxygen House, including external pod meeting room, and provision of a solar photovoltaic array.

Delegated Decision

Application Number: 25/1521/FUL Delegation Briefing:
Decision Type: Permitted Date: 14/01/2026
Location Address: 8 Crackington Avenue Exeter EX4 8FR
Proposal: Single storey rear extension.

Delegated Decision

Application Number: 25/1610/FUL Delegation Briefing:
Decision Type: Permitted Date: 14/01/2026
Location Address: 36 Quarry Heights Exeter EX4 8RH
Proposal: Garage conversion to habitable living space, replacement of garage door with 1x roller door, new 1x double glazed door to rear elevation.

Priory**Delegated Decision**

Application Number: 25/1545/FUL Delegation Briefing:
Decision Type: Permitted Date: 22/01/2026
Location Address: 18 Well Oak Park Exeter EX2 5BB
Proposal: Removal of existing shed and greenhouse, and addition of new shed.

Delegated Decision

Application Number: 25/1702/FUL Delegation Briefing:
Decision Type: Permitted Date: 09/01/2026
Location Address: Melrose House Pynes Hill Exeter EX2 5AZ
Proposal: RETROSPECTIVE: Replacement of existing windows with anthracite grey uPVC double glazed frames.

Delegated Decision

Application Number: 25/1706/DIS Delegation Briefing:
Decision Type: Permitted Date: 13/01/2026
Location Address: University Of Exeter, Duckes Meadow Salmon Pool Lane Exeter EX2 4SG
Proposal: Submission of details of external materials for approval as required by condition 6 of consent 25/0192/FUL (Detailed planning application for the erection of a replacement changing room building along with associated works).

Delegated Decision

Application Number: 25/1721/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 27/01/2026
Location Address: The Cedars Dryden Road Exeter EX2 5SN
Proposal: Installation of containerised plant room.

Delegated Decision

Application Number: 25/1757/PD Delegation Briefing:
Decision Type: Prior Approval Not Required Date: 28/01/2026
Location Address: 72 Attwyl Avenue Exeter EX2 5HW
Proposal: Single storey rear extension. Depth: 4.1m, Height: 3.2m, Eaves Height: 2.95m

Delegated Decision

Application Number: 25/1760/VOC Delegation Briefing:
Decision Type: Permitted Date: 20/01/2026
Location Address: Royal Devon And Exeter Hospital Barrack Road Exeter
Proposal: Variation of Condition 2 of Planning Permission Ref. 24/0716/FUL, granted on 30 January 2025, to amend design of scheme for two and three storey extensions, and elevated link corridor at Level 2, in courtyard on eastern side of main building

Delegated Decision

Application Number: 25/1847/NMA Delegation Briefing:
Decision Type: Permitted Date: 12/01/2026
Location Address: 20 Tollards Road Exeter EX2 6JJ
Proposal: North West Elevation - replace two windows with a sliding door (non-material amendment to application 24/0860/FUL)

St Davids

Delegated Decision

Application Number: 25/0275/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 09/01/2026
Location Address: 11 Richmond Court St Davids Exeter EX4 3RA
Proposal: Increase from four resident HMO (C4 use) to five resident HMO (C4 use) (Certificate of lawfulness of proposed use)

Delegated Decision

Application Number: 25/1027/FUL Delegation Briefing:
Decision Type: Permitted Date: 12/01/2026
Location Address: Homecourt House Bartholomew Street West Exeter EX4 3AE
Proposal: Change of use of Housing Manager's Flat for use as an age-restricted dwelling (aged 60 or over)

Delegated Decision

Application Number: 25/1203/LBC Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 23/01/2026
Location Address: 13-15 Southernhay West Exeter EX1 1PL
Proposal: Internal works including the removal of partition walls and works to rectify collapsed floor.

Delegated Decision

Application Number: 25/1329/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 26/01/2026
Location Address: 106 Rivermead Road Exeter EX2 4RL
Proposal: Increase the height of the dwellinghouse from 6.69 m to 8.82 m extension with rear Juliette balcony, render the first-floor external walls, and minimally extending the dwellinghouse forward of the principal elevation at the first-floor level.

Delegated Decision

Application Number: 25/1461/FUL Delegation Briefing:
Decision Type: Permitted Date: 23/01/2026
Location Address: 8 - 9 High Street Exeter EX4 3LF
Proposal: New framed shopfront entrance with single framed sliding auto door with door pocket and CCTV camera.

Delegated Decision

Application Number: 25/1469/FUL Delegation Briefing:
Decision Type: Permitted Date: 08/01/2026
Location Address: The Garden House 28A Richmond Road Exeter EX4 4JF
Proposal: Demolition of existing garden office and erection of extension to dwelling

Delegated Decision

Application Number: 25/1527/ADV Delegation Briefing:
Decision Type: Permitted Date: 22/01/2026
Location Address: 59 High Street Exeter EX4 3DL
Proposal: Installation of two internally illuminated fascia signs, one internally illuminated projecting sign, six glazing manifestations, digital screen pole mounted in window, welcome sign and building directory sign.

Delegated Decision

Application Number: 25/1531/LBC Delegation Briefing:
Decision Type: Permitted Date: 22/01/2026
Location Address: 59 High Street Exeter EX4 3DL
Proposal: Installation of two internally illuminated fascia signs, one internally illuminated projecting sign, six glazing manifestations, digital screen pole mounted in window, welcome sign and building directory sign. Minor internal alterations to refresh branch.

Delegated Decision

Application Number: 25/1538/ADV Delegation Briefing:
Decision Type: Permitted Date: 22/01/2026
Location Address: Unit 3-4 Haven Banks Water Lane Exeter EX2 8BY
Proposal: Installation of 4x aluminium panel, internally illuminated signs on front north west elevation measuring 1.5m high x 5.6 m wide, 1.5 m high x 5.7 m wide, 1.5 high x 5.76 wide, 2.98 high x 5.7 m wide, projecting 100mm from the facade.

Delegated Decision

Application Number: 25/1609/LBC Delegation Briefing:
Decision Type: Permitted Date: 09/01/2026
Location Address: 7 Victory House Dean Clarke Gardens Exeter EX2 4AA
Proposal: Removal and insertion of plasterboard walls to first floor.

Delegated Decision

Application Number: 25/1631/FUL Delegation Briefing:
Decision Type: Permitted Date: 12/01/2026
Location Address: 52 Bartholomew Street West Exeter EX4 3AJ
Proposal: Change of use from commercial (Class E) to education (Class F1)

Delegated Decision

Application Number: 25/1678/LBC Delegation Briefing:
Decision Type: Permitted Date: 19/01/2026
Location Address: 5 St Olaves Mews Bartholomew Street East Exeter EX4 3BH
Proposal: Internal alterations to flat

Delegated Decision

Application Number:	25/1691/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/01/2026
Location Address:	60 New North Road Exeter EX4 4EP		
Proposal:	Change of use of first and second floors from public house and ancillary accommodation to a self-contained flat (Class C3) and a House in Multiple Occupation for 5 persons (Class C4)		

Delegated Decision

Application Number:	25/1748/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/01/2026
Location Address:	27 Princesshay Exeter EX1 1GE		
Proposal:	Externally mounted lettering (internally illuminated), internal hanging 'crown' logo (internally illuminated) and replacement sign panels to existing projecting sign		

Delegated Decision

Application Number:	25/1826/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/01/2026
Location Address:	130 Fore Street Exeter EX4 3JQ		
Proposal:	Non-material amendment to planning permission 12/1426/FUL (Alterations and roof level redevelopment to provide 13 flats with associated access and communal facilities) to change the number of flats in the description from 13 to 10.		

Delegated Decision

Application Number:	26/0047/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/01/2026
Location Address:	Southernhay Green Southernhay West Exeter		
Proposal:	Tilia - Species Unknown - Crown in contact with street furniture and building.- Reduce eastern aspect to achieve >2.5m clearance from building and street furniture.- Remove major dead wood from within crown.8 ops hours		

St Loyes**Delegated Decision**

Application Number:	24/0735/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	16/01/2026
Location Address:	Electricity Distribution Centre Moor Lane Exeter		
Proposal:	Condition Discharge: Condition 3 (Contamination) of approval 22/1633/FUL		

Delegated Decision

Application Number: 25/1297/FUL Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 22/01/2026
Location Address: Land Adjacent To Park Five Business Centre Harrier Way Sowton Industrial Estate Exeter
Proposal: Addition of Eco-friendly self-service car wash (sui generis) and associated apparatus with new access.

Delegated Decision

Application Number: 25/1686/FUL Delegation Briefing:
Decision Type: Permitted Date: 20/01/2026
Location Address: 1 Dick Pym Close Exeter EX2 5NF
Proposal: Two-storey side extension to dwelling.

Delegated Decision

Application Number: 25/1688/FUL Delegation Briefing:
Decision Type: Permitted Date: 09/01/2026
Location Address: Howmet Ltd Kestrel Way Sowton Industrial Estate Exeter EX2 7LG
Proposal: Proposed new rooftop extension to existing factory building, supporting new internal process equipment.

St Thomas**Delegated Decision**

Application Number: 24/1474/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 22/01/2026
Location Address: 130 Bowhay Lane Exeter EX4 1PG
Proposal: Side, rear extension and loft conversion including gable wall and dormer windows to front and rear. Removal of chimney.

Delegated Decision

Application Number: 25/1037/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 28/01/2026
Location Address: 57 Cowick Street Exeter EX4 1HR
Proposal: Change of use of existing dwellings at 57 & 57a Cowick St (from Use Class C3 to Use Class C2), including external alterations and a two storey extension to 57a Cowick Street.

Delegated Decision

Application Number: 25/1038/LBC Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 28/01/2026
Location Address: 57 Cowick Street Exeter EX4 1HR
Proposal: Change of use of existing dwellings at 57 & 57a Cowick St (from Use Class C3 to Use Class C2), including internal and external alterations and two storey extension to 57a Cowick Street.

Delegated Decision

Application Number: 25/1642/PDCD Delegation Briefing:
Decision Type: Prior Approval Required and Date: 15/01/2026
Refused
Location Address: 32 Okehampton Street Exeter EX4 1DY
Proposal: Change of use of building to 5 self-contained flats (C3 use) (Prior Approval application using Class MA in Schedule 2, Part 3 of England's General Permitted Development Order 2015)

Delegated Decision

Application Number: 25/1728/FUL Delegation Briefing:
Decision Type: Permitted Date: 21/01/2026
Location Address: 54 Queens Road Exeter EX2 9EP
Proposal: Single storey rear extension

Topsham**Delegated Decision**

Application Number: 25/1237/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 19/01/2026
Location Address: 16 Glasshouse Lane Exeter EX2 7BR
Proposal: Side two storey extension, and rear part two-storey, part single-storey extension.

Delegated Decision

Application Number: 25/1317/NMA Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 15/01/2026
Location Address: Land At Newcourt Road Newcourt Road Topsham
Proposal: Non-material amendments to reserved matters approval 23/0885/RES to change Plots 27-30 from 4 no. 2-bed flats to 2 no. 2-bed semi-detached dwellings, and change plots 4 and 5 (4-bed Kinnersley B) and plot 6 (3-bed Saltram C) to 3-bed detached dwellings of the Harcourt housetype (private amenity space, garages, off-street parking and bin storage remain unchanged) by replacing the following approved plans in condition 1:NWCT-005-SITE PLAN Site Phasing Plan, Rev.4.7NWCT - P4 - KNSLY B - ELEV Kinnersley B - ElevationsNWCT - P4 - KNSLY B - GF & FF Kinnersley B - Floor PlansNWCT - P5 - KNSLY B - ELEV Kinnersley B - ElevationsNWCT - P5 - KNSLY B - GF & FF Kinnersley B - Floor PlansNWCT - P6 - SLT C - ELEV Saltram C - ElevationsNWCT - P6 - SLT C - GF & FF Saltram C - Floor PlansNWCT - P27.28 - SHIP B - ELEV Shipley A - Elevations, Rev.ANWCT - P27.28 - SHIP B - GF & FF Shipley A - Floor Plans, Rev.ANWCT - P29.30 - SHIP A - ELEV Shipley B - Elevations, Rev.ANWCT - P29.30 - SHIP A - GF & FF Shipley B - Floor Plans, Rev.AWith:SITE PLAN & LANDSCAPE PLAN (Dwg. No. NWCT - 005 Rev 6.4)HARCOURT - PLOT 4 ELEVATIONS (Dwg. No. NWCT - HRCT - ELEV - P4)HARCOURT - PLOT 4 GROUND & FIRST FLOOR (Dwg. No. NWCT - HRCT - GF / FF - P4)HARCOURT - PLOT 5 ELEVATIONS (Dwg. No. NWCT - HRCT - ELEV - P5)HARCOURT - PLOT 5 GROUND & FIRST FLOOR (Dwg. No. NWCT - HRCT - GF / FF - P5)HARCOURT - PLOT 6 ELEVATIONS (Dwg. No. NWCT - HRCT - ELEV - P6)HARCOURT - PLOT 6 GROUND & FIRST FLOOR (Dwg. No. NWCT - HRCT - GF / FF - P6)APPLEY A ELEVATIONS (Dwg. No. NWCT - BUT A - ELEV Rev B)APPLEY A GROUND & FIRST FLOOR (Dwg. No. NWCT - BUT A - GF & FF Rev B)BUTLEY B ELEVATIONS (Dwg. No. NWCT - BUT B - ELEV Rev B)BUTLEY B GROUND & FIRST FLOOR (Dwg. No. NWCT - BUT B - GF & FF Rev B)

Delegated Decision

Application Number: 25/1595/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 09/01/2026
Location Address: 82 Fore Street Topsham EX3 0HQ
Proposal: Retrospective application to remove chimney, increase the size of front dormer and enlargement, change of colour of windows

Delegated Decision

Application Number: 25/1630/FUL Delegation Briefing:
Decision Type: Permitted Date: 08/01/2026
Location Address: 38 Elm Grove Road Topsham Exeter EX3 0EJ
Proposal: Two storey front extension and new pitched roof over existing attached side garage and associated works.

Delegated Decision

Application Number: 25/1723/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 12/01/2026
Location Address: David Lloyd Leisure Club Sandy Park Way Exeter EX2 7NN
Proposal: Discharge of Condition 4 (External Lighting) of planning application 25/1104/FUL (Conversion of existing tennis court to padel courts, creation of outside seating area with external lighting, new 1.2m high fence and replacement fencing), approved on 28th October 2025 to approve external lighting arrangements for the operation of the padel courts.

Delegated Decision

Application Number: 25/1730/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 22/01/2026
Location Address: 460 Topsham Road Exeter EX2 7AL
Proposal: Roof space conversion including one rooflight, and windows on front and rear elevations

Delegated Decision

Application Number: 25/1740/CAT Delegation Briefing:
Decision Type: Permitted Date: 20/01/2026
Location Address: 3 Coysh Square Topsham EX3 0JS
Proposal: T1-Silver Birch The tree has historically been managed by extensive pruning. The client feels the tree has known outgrown its surroundings and unfortunately due to its proximity to two properties pruning will not remedy this. Furthermore the tree has caused damage to the clients garden wall (as illustrated in images 905BAIBIR2 & 905BAIBIR3). Therefore the client wishes for the tree to be removed. It is worth noting that beneath the tree grows a semi-mature Japanese Maple that in the clients opinion presents a suitable replacement.

Delegated Decision

Application Number: 25/1832/LBC Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 12/01/2026
Location Address: 56A Fore Street Topsham EX3 0HW
Proposal: INVALID: Replacement of Access/Egress staircase (Fire Escape), new Roof Dormer and Adjustment of Kitchen Windows (and Rooflights)

Delegated Decision

Application Number: 25/1833/FUL Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 12/01/2026
Location Address: 56A Fore Street Topsham EX3 0HW
Proposal: INVALID: Replacement of Access/Egress staircase (Fire Escape), new Roof Dormer and Adjustment of Kitchen Windows (and Rooflights)

Total Applications: 82