



**Delegated Decision**

Application Number: 23/0060/PD Delegation Briefing:  
Decision Type: Prior Approval Not Required Date: 01/03/2023  
Location Address: 61 Larch Road Exeter Devon EX2 9DN  
Proposal: The proposal is a single storey rear extension, double pitched. It will allocate the new kitchen/dining area.

**Delegated Decision**

Application Number: 23/0124/TPO Delegation Briefing:  
Decision Type: Permitted Date: 01/03/2023  
Location Address: Church View Rectory Drive Exeter Devon EX2 8XJ  
Proposal: Beech tree (T1): This tree was last trimmed back in 2015 following confirmation by Sarah Jenkins. The initial discussion with Joe Morshead regarding this application on 07/11/2022 resulted in the recommendation to engage our tree surgeon Bill of Greentrees to proceed with the application. It was agreed that a trimming back of growth overhanging the buildings will be acceptable. Greentree's advice is as follows: Remove new secondary growth on side (overhanging our house) and trim back one branch 150mm thick in 10m height at close proximity to the roof of the extension (see photos)

**Duryard And St James****Delegated Decision**

Application Number: 22/1327/PDA Delegation Briefing:  
Decision Type: Prior Approval Required and Date: 16/03/2023  
Granted  
Location Address: 9 Curlew Way Exeter Devon EX4 4SW  
Proposal: Prior approval application (Class AA) to add an additional storey to dwelling house.

**Delegated Decision**

Application Number: 22/1455/FUL Delegation Briefing: 27/10/2022  
Decision Type: Permitted Date: 28/02/2023  
Location Address: Shenton Pennsylvania Road Exeter Devon EX4 6EA  
Proposal: Alterations and extension to dwelling.

**Delegated Decision**

Application Number: 22/1531/FUL Delegation Briefing: 12/01/2023  
Decision Type: Permitted Date: 10/03/2023  
Location Address: Beaufort House 51 New North Road Exeter Devon EX4 4EP  
Proposal: Change of use from offices to student accommodation (23 flats) with rooftop infill extension, alterations to external appearance and creation of cycle and waste storage

<b>Delegated Decision</b>			
Application Number:	22/1541/FUL	Delegation Briefing:	17/11/2022
Decision Type:	Permitted	Date:	03/03/2023
Location Address:	Bishop Blackall School Pennsylvania Road Exeter Devon EX4 6BP		
Proposal:	Replacement roof (part retrospective application).		
<b>Delegated Decision</b>			
Application Number:	22/1690/FUL	Delegation Briefing:	22/12/2022
Decision Type:	Permitted	Date:	02/03/2023
Location Address:	9 Hoopern Avenue Exeter Devon EX4 6DN		
Proposal:	Construction of outbuilding at the back of the garden.		
<b>Delegated Decision</b>			
Application Number:	22/1739/FUL	Delegation Briefing:	26/01/2023
Decision Type:	Permitted	Date:	07/03/2023
Location Address:	38 Velwell Road Exeter Devon EX4 4LD		
Proposal:	Single storey rear extension.		
<b>Delegated Decision</b>			
Application Number:	22/1752/FUL	Delegation Briefing:	12/01/2023
Decision Type:	Permitted	Date:	02/03/2023
Location Address:	20 Woodleigh Close Exeter Devon EX4 5AS		
Proposal:	Proposed new rear facing balcony, existing window replaced with access door and reconfigured ground level balcony		
<b>Delegated Decision</b>			
Application Number:	23/0026/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	01/03/2023
Location Address:	18 Hillcrest Park Exeter Devon EX4 4SH		
Proposal:	Replacement of black metal balustrade with glass and stainless steel balustrade on garage and first floor balconies at front elevation of property. Use of decking areas on garage and first floor balconies as amenity areas.		



## Heavitree

### Delegated Decision

Application Number: 22/1101/FUL Delegation Briefing: 25/08/2022  
Decision Type: Permitted Date: 03/03/2023  
Location Address: 42 Fore Street Heavitree Exeter Devon  
Proposal: Creation of separate ground floor entrance to existing shop, including other alterations associated with HMO use.

### Delegated Decision

Application Number: 22/1585/FUL Delegation Briefing: 26/01/2023  
Decision Type: Permitted Date: 03/03/2023  
Location Address: 2A North Avenue Exeter Devon EX1 2DU  
Proposal: Replace existing conservatory with ground floor extension at rear.

### Delegated Decision

Application Number: 23/0012/LPD Delegation Briefing:  
Decision Type: Was lawful use Date: 20/02/2023  
Location Address: 85 Ladysmith Road Exeter Devon EX1 2PS  
Proposal: The proposal is for a single storey extension to comply with Class A - the enlargement, improvement or alterations of a dwellinghouse.

### Delegated Decision

Application Number: 23/0023/PNT Delegation Briefing: 19/01/2023  
Decision Type: Prior Approval Required and Date: 07/03/2023  
Granted  
Location Address: Land At The Junction Of The B3183 And Butts Road Exeter Devon  
Proposal: Installation of 5G telecommunications monopole (height 18 metres) and associated equipment cabinets

### Delegated Decision

Application Number: 23/0044/FUL Delegation Briefing: 26/01/2023  
Decision Type: Permitted Date: 09/03/2023  
Location Address: 1 Anthony Road Exeter Devon EX1 2SS  
Proposal: First floor rear extension and loft conversion including dormer window

### Delegated Decision

Application Number: 23/0206/CAT Delegation Briefing:  
Decision Type: Permitted Date: 01/03/2023  
Location Address: Bosk Pretoria Road Exeter Devon EX1 2PT  
Proposal: T1 - Eucalyptus (Owned by neighbour - over three gardens) - Reduce the height of the crown by 4-5 metres, and reshape all laterals by 2-3 metres to balance the crown.

<b>Delegated Decision</b>	
Application Number: 23/0243/LPD	Delegation Briefing:
Decision Type: Permitted	Date: 02/03/2023
Location Address: 58 Chard Road Exeter Devon EX1 3AX	
Proposal: Loft Conversion	
<b>Delegated Decision</b>	
Application Number: 23/0278/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 16/03/2023
Location Address: 47 Homefield Road Exeter Devon EX1 2QR	
Proposal: Change of Elevations to front and rear of Music House (non-material amendment of 21/0835/FUL)	
<b>Newtown And St Leonards</b>	
<b>Committee Decision</b>	
Application Number: 21/1564/OUT	Delegation Briefing: 12/01/2023
Decision Type: Refuse Planning Permission	Date: 21/02/2023
Location Address: Former Police Station And Magistrates Court Heavitree Road Exeter Devon EX1 2LR	
Proposal: Outline planning application with all matters considered in detail except landscaping, for the demolition of the existing buildings and construction of mixed-use development comprising Purpose-Built Student Accommodation (Sui Generis) and Co-Living (Sui Generis) with associated infrastructure. (Further revised plans received Jan 2023)	
<b>Delegated Decision</b>	
Application Number: 22/1212/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 02/03/2023
Location Address: 75 Polsloe Road Exeter Devon EX1 2NF	
Proposal: Certificate of lawfulness sought for existing use of property as a large 9 person HMO (Sui Generis Use Class).	
<b>Delegated Decision</b>	
Application Number: 22/1274/FUL	Delegation Briefing: 24/11/2022
Decision Type: Permitted	Date: 14/03/2023
Location Address: 149 Sidwell Street Exeter Devon EX4 6RT	
Proposal: Replacement shopfront with bi-fold opening doors and awning (Retrospective Application).	
<b>Delegated Decision</b>	
Application Number: 22/1378/FUL	Delegation Briefing: 20/10/2022
Decision Type: Refuse Planning Permission	Date: 10/02/2023
Location Address: Pavement Outside 178-179 Sidwell Street Exeter Devon EX4 6RD	
Proposal: Installation of a multifunction Hub unit, 2.6m in height, with integral advertisement display and defibrillator.	

<b>Delegated Decision</b>	
Application Number:	22/1379/ADV
Decision Type:	Refuse Planning Permission
Location Address:	Pavement Outside 178-179 Sidwell Street Exeter Devon EX4 6RD
Proposal:	Integral advertisement LCD screen for illuminated static displays within multifunction hub unit.
<b>Delegated Decision</b>	
Application Number:	22/1625/LBC
Decision Type:	Permitted
Location Address:	1 Claremont Grove Exeter Devon EX2 4LY
Proposal:	Alterations to conservatory including replacement roof, frames and windows
<b>Delegated Decision</b>	
Application Number:	22/1643/FUL
Decision Type:	Permitted
Location Address:	32 Spicer Road Exeter Devon EX1 1TA
Proposal:	Rear extensions and alterations.
<b>Delegated Decision</b>	
Application Number:	22/1766/FUL
Decision Type:	Permitted
Location Address:	1 Claremont Grove Exeter Devon EX2 4LY
Proposal:	Construction of swimming pool in rear garden.
<b>Delegated Decision</b>	
Application Number:	22/1767/LBC
Decision Type:	Permitted
Location Address:	1 Claremont Grove Exeter Devon EX2 4LY
Proposal:	Construction of below ground pool in rear garden.
<b>Delegated Decision</b>	
Application Number:	23/0121/CAT
Decision Type:	Permitted
Location Address:	Maynard School For Girls Denmark Road Exeter Devon EX1 1SJ
Proposal:	T44 Cypress. FellT6 Cypress. Fell
<b>Delegated Decision</b>	
Application Number:	23/0132/CTY
Decision Type:	Raise No Objection
Location Address:	County Hall Topsham Road Exeter Devon EX2 4QD
Proposal:	Demolition of single storey office building, (associated steps and paths) known as Matford Officers to be returned to grass





<b>Delegated Decision</b>			
Application Number:	22/1748/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	13/02/2023
Location Address:	2 Lower Kings Avenue Exeter Devon EX4 6JT		
Proposal:	Dormer		
<b>Delegated Decision</b>			
Application Number:	22/1749/FUL	Delegation Briefing:	12/01/2023
Decision Type:	Permitted	Date:	13/02/2023
Location Address:	2 Lower Kings Avenue Exeter Devon EX4 6JT		
Proposal:	Front porch, single storey rear extension and alterations.		
<b>Delegated Decision</b>			
Application Number:	23/0093/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	14/03/2023
Location Address:	42 Union Road Exeter Devon EX4 6HU		
Proposal:	Construction of a single storey rear extension along with associated internal alterations.		
<b>Delegated Decision</b>			
Application Number:	23/0094/LPD	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/02/2023
Location Address:	4 Union Road Exeter Devon EX4 6HZ		
Proposal:	Single storey rear extension, hip to gable roof extension and rear dormer extension along with associated internal alterations.		
<b>Delegated Decision</b>			
Application Number:	23/0162/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	14/03/2023
Location Address:	8 Abbots Road Exeter Devon EX4 7AN		
Proposal:	Rear flat roof dormer and front roof light.		
<b>Delegated Decision</b>			
Application Number:	23/0208/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	03/03/2023
Location Address:	1A Rosebarn Avenue Exeter Devon EX4 6DY		
Proposal:	Discharge of condition three (sustainable urban drainage scheme) of 21/1796/FUL		



<b>Delegated Decision</b>	
Application Number:	23/0230/NMA
Decision Type:	Permitted
Location Address:	Land Off Church Hill Church Hill Exeter Devon
Proposal:	Non-material minor amendment to the road layout adjacent to plots 82 and 83 of approval 19/0255/RES (linked to 21/0284/NMA)

**Priory**

<b>Delegated Decision</b>	
Application Number:	22/1518/FUL
Decision Type:	Permitted
Location Address:	Southbrook School Bishop Westall Road Exeter Devon EX2 6JB
Proposal:	Installation of 4 portable cabins to provide temporary administration space. Minor alterations to existing retaining wall, installation of security fence and stair for access to first floor level.

<b>Delegated Decision</b>	
Application Number:	22/1650/LBC
Decision Type:	Permitted
Location Address:	Wonford House Hospital Dryden Road Exeter Devon EX2 5AF
Proposal:	Refurbishment works to SF121, SF119, SF118, SF71 and SF95.

<b>Delegated Decision</b>	
Application Number:	23/0087/FUL
Decision Type:	Permitted
Location Address:	56A Countess Wear Road Exeter Devon EX2 6LR
Proposal:	Single storey extension.

<b>Delegated Decision</b>	
Application Number:	23/0119/LBC
Decision Type:	Permitted
Location Address:	Wonford House Hospital Dryden Road Exeter Devon EX2 5AF
Proposal:	Remove the existing lath and plaster ceiling to GF131 and replace with a suspended ceiling.

<b>Delegated Decision</b>	
Application Number:	23/0286/FUL
Decision Type:	Withdrawn by Applicant
Location Address:	1 The Barton Mill Road Exeter Devon EX2 6LJ
Proposal:	To take down part of an interior wall between the dining room and hall and to put in double doors. To insert a lintel into the wall above the double doors.

## St Davids

### Delegated Decision

Application Number: 22/0575/FUL Delegation Briefing: 26/05/2022  
Decision Type: Permitted Date: 03/03/2023  
Location Address: First, Second And Third Floors 57-58 High Street Exeter Devon EX4 3DJ  
Proposal: Change of use of upper first, second and third floors from commercial office space (Use Class E(g)i) to 3no. self-contained flats (Use Class C3) with associated works.

### Delegated Decision

Application Number: 22/1131/FUL Delegation Briefing: 08/12/2022  
Decision Type: Permitted Date: 13/02/2023  
Location Address: 7 Queens Terrace Exeter Devon EX4 4HR  
Proposal: Demolition of small two storey tenement and replacement two storey rear extension, installation of bridge to rear garden.

### Delegated Decision

Application Number: 22/1132/LBC Delegation Briefing: 08/12/2022  
Decision Type: Permitted Date: 13/02/2023  
Location Address: 7 Queens Terrace Exeter Devon EX4 4HR  
Proposal: Demolition of small two storey tenement and replacement two storey rear extension, removal of modern bay window and installation of French doors and bridge to rear garden.

### Delegated Decision

Application Number: 22/1243/FUL Delegation Briefing: 08/12/2022  
Decision Type: Refuse Planning Permission Date: 03/03/2023  
Location Address: 18 Friars Walk Exeter Devon EX2 4AY  
Proposal: Dormer roof extension (resubmission of refused application ref. 21/1770/FUL).

### Delegated Decision

Application Number: 22/1257/LBC Delegation Briefing: 06/10/2022  
Decision Type: Permitted Date: 13/02/2023  
Location Address: The Imperial New North Road Exeter EX4 4AH  
Proposal: Demolition of bar area and internal walls on ground floor.

### Delegated Decision

Application Number: 22/1380/FUL Delegation Briefing: 20/10/2022  
Decision Type: Refuse Planning Permission Date: 10/02/2023  
Location Address: Pavement Opposite 1 Paris Street Exeter Devon EX1 2JB  
Proposal: Installation of a multifunction Hub unit, 2.6m in height, with integral advertisement display and defibrillator.

<b>Delegated Decision</b>	
Application Number:	22/1381/ADV Delegation Briefing:
Decision Type:	Refuse Planning Permission Date: 10/02/2023
Location Address:	Pavement Opposite 1 Paris Street Exeter Devon EX1 2JB
Proposal:	Integral advertisement LCD screen for illuminated static displays within multifunction hub unit.
<b>Delegated Decision</b>	
Application Number:	22/1382/FUL Delegation Briefing: 27/10/2022
Decision Type:	Refuse Planning Permission Date: 10/02/2023
Location Address:	Pavement Outside 250 High Street Exeter Devon EX4 3PZ
Proposal:	Installation of a multifunction Hub unit, 2.6m in height, with integral advertisement display and defibrillator.
<b>Delegated Decision</b>	
Application Number:	22/1383/ADV Delegation Briefing:
Decision Type:	Refuse Planning Permission Date: 10/02/2023
Location Address:	Pavement Outside 250 High Street Exeter Devon EX4 3PZ
Proposal:	Integral advertisement LCD screen for illuminated static displays within multifunction hub unit.
<b>Delegated Decision</b>	
Application Number:	22/1388/FUL Delegation Briefing: 27/10/2022
Decision Type:	Refuse Planning Permission Date: 13/02/2023
Location Address:	Pavement Outside 99 South Street Exeter Devon EX1 1EN
Proposal:	Installation of a multifunction Hub unit, 2.6m in height, with integral advertisement display and defibrillator.
<b>Delegated Decision</b>	
Application Number:	22/1389/ADV Delegation Briefing:
Decision Type:	Refuse Planning Permission Date: 13/02/2023
Location Address:	Pavement Outside 99 South Street Exeter Devon EX1 1EN
Proposal:	Integral advertisement LCD screen for illuminated static displays within multifunction hub unit.
<b>Delegated Decision</b>	
Application Number:	23/0002/CAT Delegation Briefing:
Decision Type:	Withdrawn by Applicant Date: 14/02/2023
Location Address:	Atwill Palmer New North Road Exeter Devon
Proposal:	T1 & T2 - Yew (taxus baccata) - Fell. Trees are dead/dying. Replant same species in a more suitable location, further away from the buildings.

<b>Delegated Decision</b>	
Application Number: 23/0036/FUL	Delegation Briefing: 16/02/2023
Decision Type: Permitted	Date: 13/03/2023
Location Address: 184 Topsham Road Exeter Devon EX2 4SH	
Proposal: Extension and modification of garage roof.	
<b>Delegated Decision</b>	
Application Number: 23/0200/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 14/03/2023
Location Address: 43-45 High Street Exeter Devon EX4 3DJ	
Proposal: Redecorate existing timber fascia sign with painted lettering and install new timber projecting sign to match.	
<b>Delegated Decision</b>	
Application Number: 23/0210/PDCD	Delegation Briefing: 23/02/2023
Decision Type: Withdrawn by Applicant	Date: 03/03/2023
Location Address: 16 Gandy Street Exeter Devon EX4 3LS	
Proposal: Change of use of 1st and 2nd floor to C3 dwelling with access provided at ground floor	
<b>St Loyes</b>	
<b>Delegated Decision</b>	
Application Number: 22/1193/FUL	Delegation Briefing: 17/11/2022
Decision Type: Permitted	Date: 27/02/2023
Location Address: Former Ladbrokes Betting And Gaming Exeter Motorway Services Area Sidmouth Road St Loyes Exeter Devon EX2 7HF	
Proposal: Change of use of former betting shop (Sui Generis Use Class) to motor vehicle 'click and collect' facility (Sui Generis Use Class).	
<b>Delegated Decision</b>	
Application Number: 22/1633/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 10/03/2023
Location Address: Electricity Distribution Centre Moor Lane Exeter Devon	
Proposal: Redevelopment of Electricity Distribution Depot including existing building demolition, access road extension, new depot and maintenance facilities and associated external works	
<b>Delegated Decision</b>	
Application Number: 22/1712/FUL	Delegation Briefing: 09/02/2023
Decision Type: Permitted	Date: 06/03/2023
Location Address: 25 Lansdowne Woodwater Lane Exeter Devon EX2 5AR	
Proposal: Install roof window and insulate ceiling	







## Topsham

### Delegated Decision

Application Number: 22/1122/FUL Delegation Briefing: 08/09/2022  
Decision Type: Refuse Planning Permission Date: 09/03/2023  
Location Address: 25 Monmouth Street Topsham Exeter Devon EX3 0AJ  
Proposal: Installation of six black PV solar panels on rear roof slope.

### Delegated Decision

Application Number: 22/1123/LBC Delegation Briefing: 08/09/2022  
Decision Type: Refuse Planning Permission Date: 09/03/2023  
Location Address: 25 Monmouth Street Topsham Exeter Devon EX3 0AJ  
Proposal: Installation of six black PV solar panels on rear roof slope.

### Delegated Decision

Application Number: 22/1631/FUL Delegation Briefing: 12/01/2023  
Decision Type: Withdrawn by Applicant Date: 14/03/2023  
Location Address: Quay Gardens Monmouth Avenue Topsham Exeter Devon EX3 0JF  
Proposal: Single storey flat roof extension and new detached garden room (Revised).

### Delegated Decision

Application Number: 22/1632/LBC Delegation Briefing: 12/01/2023  
Decision Type: Withdrawn by Applicant Date: 14/03/2023  
Location Address: Quay Gardens Monmouth Avenue Topsham Exeter Devon EX3 0JF  
Proposal: Single storey flat roof extension and new detached garden room (Revised).

### Delegated Decision

Application Number: 22/1728/FUL Delegation Briefing: 12/01/2023  
Decision Type: Permitted Date: 08/03/2023  
Location Address: The Coach House 45B The Strand Topsham Exeter Devon EX3 0BB  
Proposal: Garden storage-maintenance outbuilding

### Delegated Decision

Application Number: 23/0004/LBC Delegation Briefing: 26/01/2023  
Decision Type: Permitted Date: 09/03/2023  
Location Address: 30 The Strand Topsham Exeter Devon EX3 0AY  
Proposal: Installation of through-floor lift

<b>Delegated Decision</b>	
Application Number: 23/0005/FUL	Delegation Briefing: 26/01/2023
Decision Type: Permitted	Date: 21/02/2023
Location Address: 37 Higher Shapter Street Topsham Exeter EX3 0AW	
Proposal: Install a conservatory to the rear of the property.	
<b>Delegated Decision</b>	
Application Number: 23/0031/FUL	Delegation Briefing: 26/01/2023
Decision Type: Permitted	Date: 09/03/2023
Location Address: 533A Topsham Road Exeter Devon EX2 7DL	
Proposal: Proposed conservatory	
<b>Delegated Decision</b>	
Application Number: 23/0058/DIS	Delegation Briefing:
Decision Type: Permitted	Date: 28/02/2023
Location Address: Yeoman Gardens Newcourt Road Topsham Devon EX3 0BU	
Proposal: Discharge conditions 3 (Wildlife Licence), 13 (External Lighting Details) and 14 (Obscured Glazing) of planning permission ref. 22/0269/FUL - Residential development of 16 dwellings (including 35% affordable housing), access from Newcourt Road and associated works.	
<b>Delegated Decision</b>	
Application Number: 23/0098/FUL	Delegation Briefing: 09/02/2023
Decision Type: Permitted	Date: 15/03/2023
Location Address: 5 Denver Road Topsham Exeter Devon EX3 0BS	
Proposal: Proposed rear extension to replace existing lean-to extension.	
<b>Delegated Decision</b>	
Application Number: 23/0099/LBC	Delegation Briefing: 09/02/2023
Decision Type: Permitted	Date: 15/03/2023
Location Address: 5 Denver Road Topsham Exeter Devon EX3 0BS	
Proposal: Proposed rear extension to replace existing lean-to extension.	
<b>Delegated Decision</b>	
Application Number: 23/0186/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 07/03/2023
Location Address: 7 Orchard Way Topsham Exeter Devon EX3 0LB	
Proposal: Minor changes to window arrangement to rear and side. Addition of canopy over front door.	

**Delegated Decision**

Application Number: 23/0246/CAT

Delegation Briefing:

Decision Type: Permitted

Date: 01/03/2023

Location Address: Quay Gardens Barn Monmouth Avenue Topsham Exeter Devon  
EX3 0AFProposal: Yew tree 4metres from barn on NE side. The tree has grown since  
previous trim and requires approximately 1.5 metres trim on top  
and 0.5metres trim around the sides.**Total Applications: 103**