

**All Planning Decisions Made and Withdrawn Applications
between 16/05/2023 and 08/06/2023**

Alphington	
Delegated Decision	
Application Number:	22/1047/FUL
Delegation Briefing:	12/01/2023
Decision Type:	Permitted
Date:	30/05/2023
Location Address:	Parking Area Retail Park Close Exeter Devon
Proposal:	Change of use of existing car park to residential (C3 Use Class) comprising 2no. three storey four bed dwellings, detached garage, central parking court, communal bin store and associated works.
Delegated Decision	
Application Number:	23/0013/LBC
Delegation Briefing:	27/04/2023
Decision Type:	Permitted
Date:	31/05/2023
Location Address:	47 Ide Lane Alphington Exeter Devon EX2 8UT
Proposal:	Installation of Sun Tunnel to Rear roof slope.
Delegated Decision	
Application Number:	23/0014/LBC
Delegation Briefing:	27/04/2023
Decision Type:	Permitted
Date:	31/05/2023
Location Address:	47 Ide Lane Alphington Exeter Devon EX2 8UT
Proposal:	Replace ground floor side window with obscured glass replacement.
Delegated Decision	
Application Number:	23/0146/FUL
Delegation Briefing:	06/04/2023
Decision Type:	Permitted
Date:	17/05/2023
Location Address:	St Michaels And All Angels Church Rectory Drive Exeter Devon EX2 8XJ
Proposal:	Raise height of flagpole sign from 6 to 8 metres.
Delegated Decision	
Application Number:	23/0158/PNT
Delegation Briefing:	16/02/2023
Decision Type:	Prior Approval Required and Granted
Date:	22/05/2023
Location Address:	Alphington Road Exeter Devon
Proposal:	Installation of 17m high 5G monopole, and associated equipment cabinets
Delegated Decision	
Application Number:	23/0315/FUL
Delegation Briefing:	30/03/2023
Decision Type:	Permitted
Date:	02/06/2023
Location Address:	Az - Zahra Centre 3 Chapel Road Exeter Devon EX2 8TB
Proposal:	First floor rear extension and new rooflights to existing roof.

Delegated Decision	
Application Number: 23/0381/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 05/06/2023
Location Address: 21 Cowick Hill Exeter Devon EX2 9NQ	
Proposal: Proposed revisions to existing single storey rear extension, decking and steps.	
Delegated Decision	
Application Number: 23/0513/PD	Delegation Briefing:
Decision Type: Prior Approval Not Required	Date: 22/05/2023
Location Address: 103 Broadway Exeter Devon EX2 9NU	
Proposal: Prior approval application for single storey rear extension measuring 3.75m (depth), 3.55m (maximum height) and 2.15m (eaves height).	
Delegated Decision	
Application Number: 23/0520/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 24/05/2023
Location Address: 69 Parkway Exeter Devon EX2 9NB	
Proposal: Loft conversion with hip to gable and rear dormer.	
Duryard And St James	
Delegated Decision	
Application Number: 22/1642/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 25/05/2023
Location Address: 8 Velwell Road Exeter Devon EX4 4LE	
Proposal: Change of use of property from HMO for up to 7 persons to HMO for up to 8 persons	
Delegated Decision	
Application Number: 23/0006/FUL	Delegation Briefing: 09/02/2023
Decision Type: Permitted	Date: 31/05/2023
Location Address: 8 Oxford Road Exeter Devon EX4 6QU	
Proposal: Installation of railings to front steps and lightwell.	
Delegated Decision	
Application Number: 23/0007/LBC	Delegation Briefing: 09/02/2023
Decision Type: Permitted	Date: 31/05/2023
Location Address: 8 Oxford Road Exeter Devon EX4 6QU	
Proposal: Installation of railings to front steps and lightwell and retention of replacement rainwater goods and flat roof finish of rear extension.	

Delegated Decision	
Application Number: 23/0053/FUL	Delegation Briefing: 16/03/2023
Decision Type: Permitted	Date: 18/05/2023
Location Address: 55 Cowley Bridge Road Exeter Devon EX4 5AF	
Proposal: Rear, side and roof extensions and alterations, including rear dormer	
Delegated Decision	
Application Number: 23/0171/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 24/05/2023
Location Address: Land Adjacent To 17 New North Road New North Road Exeter Devon	
Proposal: A lawful development certificate is sought in connection with the demolition of an existing garage, in respect of a planning permission to 'Demolition of existing garages and construction of 1 building to form 5 new apartments with associated landscaping' - LPA reference 19/0360/FUL. These works were undertaken on 29 October 2022, in advance of the permission lapsing.	
Delegated Decision	
Application Number: 23/0404/FUL	Delegation Briefing: 13/04/2023
Decision Type: Refuse Planning Permission	Date: 01/06/2023
Location Address: 19 Old Tiverton Road Exeter Devon EX4 6LG	
Proposal: Replacement of the existing single storey rear extension to include first floor terrace and a new single-storey extension into the side return, PV panels added to rear roof, velux window added to rear roof.	
Delegated Decision	
Application Number: 23/0407/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 25/05/2023
Location Address: 26 Well Street Exeter Devon EX4 6QL	
Proposal: House in multiple occupation for five people	
Delegated Decision	
Application Number: 23/0429/FUL	Delegation Briefing: 20/04/2023
Decision Type: Permitted	Date: 16/05/2023
Location Address: 45 Prospect Park Exeter Devon EX4 6NA	
Proposal: Single storey rear extension.	

Delegated Decision

Application Number: 23/0500/TPO Delegation Briefing:

Decision Type: Refuse Planning Permission Date: 18/05/2023

Location Address: 80 Pennsylvania Road Exeter Devon EX4 6DG

Proposal: T1 and T2 - western red cedars - as you can see from the structural engineers report, the trees roots systems are pushing against, and damaging, the retaining wall adjacent to the pavement. In the past, the wall has been patched/repared but as this is going to be a worsening problem and the owners of the property have a legal duty of care for health and safety. As a result they need to deal with the situation with the wall, unfortunately it would appear that the removal of the two trees, and then the major repair works to the two walls, and behind the walls where the root systems are, is required. As a result this is an application to dismantle the trees T1 and T2. If the tree officer dealing with this application feels there is an alternative method where retaining the trees and cutting away at their root systems is a possibility then the owners of the trees would be happy to have this actioned. They are also aware and happy to carry out replanting to the front of the properties in the areas currently taken up by T1 and T2. I feel this could possibly create a more biodiverse and native vista.

Delegated Decision

Application Number: 23/0562/CAT Delegation Briefing:

Decision Type: Permitted Date: 17/05/2023

Location Address: 8 Devonshire Place Exeter Devon EX4 6JA

Proposal: T1 Eucalyptus tree located in rear garden, remove 1 limb max diameter 70mm and reduce height by approximately 1.5m both due to starting to outgrow position and ensure continued health and longevity.

Exwick**Delegated Decision**

Application Number: 22/0410/DIS Delegation Briefing:

Decision Type: Condition(s) Fully Discharged Date: 31/05/2023

Location Address: Steiner Academy Exeter Gloucester Road Exeter Devon EX4 2EE

Proposal: Discharge conditions 3 (Detailed Landscaping Scheme), 10 (Surface Water Drainage), 13 (Access) and 14 (Pedestrian/Cycle Link) of permission ref. 17/1789/OUT .

Delegated Decision

Application Number: 23/0323/FUL Delegation Briefing: 30/03/2023

Decision Type: Refuse Planning Permission Date: 07/06/2023

Location Address: 87 Redhills Exeter Devon EX4 1SH

Proposal: Create driveway access to site for off road parking.

Delegated Decision			
Application Number:	23/0346/FUL	Delegation Briefing:	30/03/2023
Decision Type:	Permitted	Date:	25/05/2023
Location Address:	12 Halses Close Exeter Devon EX4 2NX		
Proposal:	Wrap around single storey ground floor extension to side/rear, Side extension, alterations to entrance on front elevation; includes other minor alterations.		
Delegated Decision			
Application Number:	23/0428/FUL	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	02/06/2023
Location Address:	95 Buddle Lane Exeter Devon EX4 1JP		
Proposal:	Convert front garden into driveway.		
Heavitree			
Delegated Decision			
Application Number:	23/0362/FUL	Delegation Briefing:	30/03/2023
Decision Type:	Refuse Planning Permission	Date:	02/06/2023
Location Address:	3 Third Avenue Heavitree Exeter Devon EX1 2PJ		
Proposal:	Rear extension and adjoining, partial replacement of side extension.		
Delegated Decision			
Application Number:	23/0397/LBC	Delegation Briefing:	06/04/2023
Decision Type:	Permitted	Date:	17/05/2023
Location Address:	9 Church Street Exeter Devon EX2 5EH		
Proposal:	Replacement downpipes and fascia board on front elevation.		
Delegated Decision			
Application Number:	23/0477/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	07/06/2023
Location Address:	61 Butts Road Exeter Devon EX2 5BE		
Proposal:	Loft conversion and rear ground floor extension.		
Delegated Decision			
Application Number:	23/0526/PD	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	07/06/2023
Location Address:	61 Butts Road Exeter Devon EX2 5BE		
Proposal:	Single storey rear extension measuring 4m deep, maximum height 3.1m and height of eaves 3m.		

Mincinglake And Whipton

Delegated Decision

Application Number: 23/0290/FUL Delegation Briefing: 20/04/2023
 Decision Type: Permitted Date: 19/05/2023
 Location Address: 2 Hill Rise Exeter Devon EX1 3NF
 Proposal: The forming of a new parking space (Retrospective).

Delegated Decision

Application Number: 23/0335/FUL Delegation Briefing: 27/04/2023
 Decision Type: Permitted Date: 23/05/2023
 Location Address: 24 Woolsey Avenue Exeter Devon EX4 8BJ
 Proposal: Erection of Side porch and replacement of garage roof.

Newtown And St Leonards

Committee Decision

Application Number: 22/0770/FUL Delegation Briefing: 27/10/2022
 Decision Type: Permitted Date: 30/05/2023
 Location Address: Buckerell Lodge Hotel Topsham Road Exeter Devon EX2 4SQ
 Proposal: Construction of 62 Retirement Apartments (Category II Type Sheltered Housing) with communal facilities and car parking.

Delegated Decision

Application Number: 23/0282/LED Delegation Briefing:
 Decision Type: Permitted Date: 17/05/2023
 Location Address: 22 Mount Pleasant Road Exeter Devon EX4 7AD
 Proposal: Confirmation of existing use as an HMO for 6 persons.

Delegated Decision

Application Number: 23/0354/FUL Delegation Briefing: 06/04/2023
 Decision Type: Permitted Date: 22/05/2023
 Location Address: 13 Victoria Park Road Exeter Devon EX2 4NT
 Proposal: Replacement front steps with new balustrade.

Delegated Decision

Application Number: 23/0355/LBC Delegation Briefing: 06/04/2023
 Decision Type: Permitted Date: 22/05/2023
 Location Address: 13 Victoria Park Road Exeter Devon EX2 4NT
 Proposal: Replacement front steps with new balustrade.

Delegated Decision	
Application Number: 23/0380/LBC	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 02/06/2023
Location Address: 13A Lyndhurst Road Exeter Devon EX2 4PA	
Proposal: Placement of timber pergola in rear garden to cover seating area, provide privacy and protect from deciduous tree debris from above.	
Delegated Decision	
Application Number: 23/0439/FUL	Delegation Briefing: 13/04/2023
Decision Type: Refuse Planning Permission	Date: 25/05/2023
Location Address: 2 Baring Crescent Exeter Devon EX1 1TL	
Proposal: Two storey side extension.	
Delegated Decision	
Application Number: 23/0464/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 01/06/2023
Location Address: 115 Old Tiverton Road Exeter Devon EX4 6LD	
Proposal: To confirm that the use of the property is classified as a House in Multiple Occupation, (Planning use class C4)	
Delegated Decision	
Application Number: 23/0541/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 07/06/2023
Location Address: 42 Fairpark Road Exeter Devon EX2 4HL	
Proposal: As you look at the property from the front, from Fairpark Road, it is the smaller of the two large trees. I.e the acer on the left. We would like a tree surgeon to professionally remove all of the tree. We have already consulted with a tree surgeon.	
Delegated Decision	
Application Number: 23/0577/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 17/05/2023
Location Address: 27 Belmont Road Exeter Devon EX1 2HF	
Proposal: T1 - Walnut - Repollard to a finished height of 4-5M. T2 - Birch - Reduce crown by 2m and lift crown over roadside and footpath to give 3-4m clearance.	
Delegated Decision	
Application Number: 23/0630/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 30/05/2023
Location Address: Land Between 106 Hamlin Gardens And 65 Carlyon Gardens Hamlin Gardens Exeter	
Proposal: Non-material amendment to approval 18/0878/ECC including: Amendments to site boundary to create access to the stream to north of site and associated reduction in garden space and layout changes.	

Pennsylvania

Delegated Decision

Application Number: 23/0285/FUL Delegation Briefing: 27/04/2023
Decision Type: Permitted Date: 31/05/2023
Location Address: 12 Clinton Avenue Exeter Devon EX4 7BA
Proposal: Construction of rear extension and rear dormer for loft conversion.

Delegated Decision

Application Number: 23/0320/FUL Delegation Briefing: 23/03/2023
Decision Type: Permitted Date: 07/06/2023
Location Address: First Steps Community Playgroup Stoke Hill Infant School
Margaret Road Exeter Devon EX4 7DQ
Proposal: Replacement of existing nursery building; with slight increase in size.

Delegated Decision

Application Number: 23/0367/FUL Delegation Briefing: 20/04/2023
Decision Type: Permitted Date: 06/06/2023
Location Address: 17 Collins Road Exeter Devon EX4 5DH
Proposal: Single storey extension to rear elevation, including terrace.

Delegated Decision

Application Number: 23/0392/FUL Delegation Briefing: 30/03/2023
Decision Type: Permitted Date: 16/05/2023
Location Address: 50A St Johns Road Exeter Devon EX1 2HR
Proposal: Change of use from workshop (Use Class E) to educational facility (Use Class F1).

Delegated Decision

Application Number: 23/0502/FUL Delegation Briefing: 27/04/2023
Decision Type: Permitted Date: 06/06/2023
Location Address: 185 Mincinglake Road Exeter Devon EX4 7DR
Proposal: Single storey side extension replacing outbuildings.

Delegated Decision

Application Number: 23/0510/FUL Delegation Briefing: 27/04/2023
Decision Type: Permitted Date: 23/05/2023
Location Address: 51 Mincinglake Road Exeter Devon EX4 7DZ
Proposal: Construction of an outbuilding within the rear garden.

Pinhoe

Delegated Decision

Application Number: 22/1656/RES Delegation Briefing: 08/12/2022
Decision Type: Permitted Date: 06/06/2023
Location Address: Land To The South Of Tithebarn Way Tithebarn Way Exeter Devon
Proposal: Application for the approval of reserved matters pursuant to outline permission 18/1145/OUT for residential development of up to 80 dwellings (all matters reserved except access).

Delegated Decision

Application Number: 22/1750/PNT Delegation Briefing: 13/04/2023
Decision Type: Prior Approval Required and Date: 01/06/2023
Granted
Location Address: Grass Verge On Pinn Lane Between Monkerton Drive And Harts Lane And Opposite Old Pinn Lane And Grasslands Drive Devon
Proposal: Installation of telecommunications monopole (20 metres high) and associated equipment cabinets

Delegated Decision

Application Number: 23/0150/VOC Delegation Briefing: 02/03/2023
Decision Type: Permitted Date: 07/06/2023
Location Address: 13 Masefield Road Exeter Devon EX4 8HA
Proposal: Variation of condition two of 20/1412/FUL for revised plans showing velux windows to allow the loft space to be used as habitable rooms.

Delegated Decision

Application Number: 23/0431/FUL Delegation Briefing: 04/05/2023
Decision Type: Permitted Date: 02/06/2023
Location Address: 6 Finning Avenue Exeter Devon EX4 8FA
Proposal: Single storey rear extension and alterations to existing garage.

Priory

Delegated Decision

Application Number: 23/0220/FUL Delegation Briefing: 09/03/2023
Decision Type: Permitted Date: 01/06/2023
Location Address: 10 Earl Richards Road North Exeter Devon EX2 6AG
Proposal: Rear gable extension would add approximately 45 cubic metres Rear single-storey extension, loft conversion with rear gable extension, side roof extension for headroom access. Replacement rear extension at first floor level and associated works.

Delegated Decision

Application Number: 23/0357/FUL Delegation Briefing: 20/04/2023
Decision Type: Permitted Date: 02/06/2023
Location Address: 87 Earl Richards Road South Exeter Devon EX2 6AP
Proposal: Rear extension.

St Davids**Delegated Decision**

Application Number: 22/0942/FUL Delegation Briefing: 26/01/2023
Decision Type: Permitted Date: 19/05/2023
Location Address: 11 Friars Walk Exeter Devon EX2 4AY
Proposal: Proposed change of use from C3 residential to C2 residential childrens home.

Delegated Decision

Application Number: 22/0943/LBC Delegation Briefing: 26/01/2023
Decision Type: Permission not required Date: 19/05/2023
Location Address: 11 Friars Walk Exeter Devon EX2 4AY
Proposal: Proposed change of use from C3 residential to C2 residential childrens home.

Delegated Decision

Application Number: 22/0944/FUL Delegation Briefing: 26/01/2023
Decision Type: Refuse Planning Permission Date: 19/05/2023
Location Address: 11 Friars Walk Exeter Devon EX2 4AY
Proposal: Proposed removal of existing double garage and construction of single storey, 1-bed unit with ancillary landscaping.

Delegated Decision

Application Number: 22/0945/LBC Delegation Briefing: 26/01/2023
Decision Type: Refuse Planning Permission Date: 19/05/2023
Location Address: 11 Friars Walk Exeter Devon EX2 4AY
Proposal: Proposed removal of existing double garage and construction of single storey, 1-bed unit with ancillary landscaping.

Delegated Decision

Application Number: 23/0342/LED Delegation Briefing:
Decision Type: Permitted Date: 17/05/2023
Location Address: 4A St Davids Hill Exeter Devon EX4 3RG
Proposal: Retrospective lawfulness of maisonette as HMO.

Delegated Decision

Application Number: 23/0373/LBC Delegation Briefing: 20/04/2023
Decision Type: Permitted Date: 17/05/2023
Location Address: 10 Atwill Palmer New North Road Exeter Devon EX4 4JT
Proposal: Repairs to gable coping and flashing (on both sides).

Delegated Decision

Application Number: 23/0528/TPO Delegation Briefing:
Decision Type: Permitted Date: 07/06/2023
Location Address: 5 Dinham Crescent Exeter Devon EX4 4EF
Proposal: T1 - Sycamore tree - Reduce in height by approximately 4 metres, and reshape laterals by approximately 3 metres to leave a balanced form.

St Loyes**Delegated Decision**

Application Number: 23/0530/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 22/05/2023
Location Address: 30 Purcell Close Exeter Devon EX2 5QS
Proposal: Loft conversion with flat roof dormer to rear elevation and Velux roof windows to front elevation.

St Thomas**Delegated Decision**

Application Number: 23/0280/PDCD Delegation Briefing:
Decision Type: Prior Approval Required and Refused Date: 25/05/2023
Location Address: Garage-Workshop Adjacent Pocombe Orchard Tedburn Road Exeter
Proposal: Prior approval for the conversion of the existing workshop (B1/8 use) to a one bed one person dwelling

Topsham**Delegated Decision**

Application Number: 22/1086/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 19/05/2023
Location Address: Broom Park Nurseries Exeter Road Topsham Exeter Devon EX3 0LY
Proposal: Discharge of condition 20 (Soft Landscaping) relating to application 20/0321/FUL

Delegated Decision	
Application Number:	22/1335/FUL Delegation Briefing: 02/02/2023
Decision Type:	Refuse Planning Permission Date: 02/06/2023
Location Address:	75A Fore Street Topsham Exeter Devon EX3 0HQ
Proposal:	Conversion of uninhabited two bedroom maisonette into two self-contained one bedroom flats and installation of free-standing balcony, bin and bicycle storage in rear courtyard.
Delegated Decision	
Application Number:	22/1336/LBC Delegation Briefing: 02/02/2023
Decision Type:	Refuse Planning Permission Date: 02/06/2023
Location Address:	75A Fore Street Topsham Exeter EX3 0HQ
Proposal:	Conversion of uninhabited two bedroom maisonette into two self-contained one bedroom flats with associated internal alterations, removal of chimney and replacement rear door, installation of free-standing balcony in rear courtyard and alterations to rear of ground floor commercial unit.
Delegated Decision	
Application Number:	22/1533/FUL Delegation Briefing: 02/02/2023
Decision Type:	Permitted Date: 19/05/2023
Location Address:	Land Off Bewick Avenue Topsham Bewick Avenue Exeter Devon
Proposal:	Erection of bollard lighting to car park and lighting to building (Retrospective Application).
Delegated Decision	
Application Number:	22/1641/FUL Delegation Briefing: 16/03/2023
Decision Type:	Permitted Date: 07/06/2023
Location Address:	460 Topsham Road Exeter Devon EX2 7AL
Proposal:	Construction of new two bedroom attached dwelling with landscaping and associated works.
Delegated Decision	
Application Number:	23/0071/FUL Delegation Briefing: 23/02/2023
Decision Type:	Permitted Date: 01/06/2023
Location Address:	Cemetery Lodge Elm Grove Road Topsham Exeter EX3 0BW
Proposal:	Replacement single storey extension at the side and rear.
Delegated Decision	
Application Number:	23/0307/FUL Delegation Briefing: 06/04/2023
Decision Type:	Permitted Date: 22/05/2023
Location Address:	54 Bridge Road Exeter Devon EX2 7BB
Proposal:	Rear extension comprising bathroom, and bedroom to allow for live in carer.

Delegated Decision	
Application Number:	23/0327/FUL
Decision Type:	Permitted
Location Address:	The Olive Tree Old Rydon Lane Topsham Exeter Devon EX2 7JW
Proposal:	First floor extensions with reconfiguration of roof line. Internal alterations. The current driveway/turning circle to become garden space with other existing entrance to be used as new driveway.
Delegated Decision	
Application Number:	23/0399/FUL
Decision Type:	Permitted
Location Address:	Topsham Rugby Football Club Exeter Road Topsham Exeter Devon EX3 0LY
Proposal:	Retention of temporary site compound area to create an overflow car parking area for the rugby club.
Delegated Decision	
Application Number:	23/0462/FUL
Decision Type:	Permitted
Location Address:	4 Elm Grove Road Topsham Exeter Devon EX3 0BW
Proposal:	Remove side and rear extensions and construct single storey rear extension, two-storey side extension with replacement windows and door and create double vehicle car port.
Delegated Decision	
Application Number:	23/0475/LBC
Decision Type:	Permitted
Location Address:	2 Lower Shapter Street Topsham Exeter Devon EX3 0AT
Proposal:	Internal alterations at second floor to form an ensuite, including new stud walls and formation of new doorway.
Total Applications: 71	