



<b>Delegated Decision</b>	
Application Number: 24/0152/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 28/03/2024
Location Address: 4 Matford Way Matford Exeter EX2 8FN	
Proposal: Removal of existing signage and installation of new illuminated and non-illuminated signage	
<b>Delegated Decision</b>	
Application Number: 24/0171/FUL	Delegation Briefing: 22/02/2024
Decision Type: Permitted	Date: 26/03/2024
Location Address: Units 3 To 5 Elm Units Grace Road South Exeter EX2 8QE	
Proposal: First floor extensions and new canopy.	
<b>Delegated Decision</b>	
Application Number: 24/0240/FUL	Delegation Briefing: 11/04/2024
Decision Type: Permitted	Date: 08/05/2024
Location Address: 110 Cowick Lane Exeter EX2 9HE	
Proposal: Creation of vehicular access to highway and new access steps	
<b>Delegated Decision</b>	
Application Number: 24/0243/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 08/04/2024
Location Address: 57 Ide Lane Alphington Exeter EX2 8UT	
Proposal: Maintenance work to old field boundary to include making safe a tree that fell in the recent storm. These works will be as advised by the arborist who is currently preparing a report for the works to be carried out in April 24.	
<b>Delegated Decision</b>	
Application Number: 24/0316/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 13/05/2024
Location Address: 5 Matford Way Matford Exeter EX2 8FN	
Proposal: Installation of illuminated fascia sign.	
<b>Delegated Decision</b>	
Application Number: 24/0447/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 13/05/2024
Location Address: Eaton Garth Cowick Lane Exeter EX2 9HY	
Proposal: Ash (T1) - FellReason - Infected with Bacterial Ash Canker on main stem at 1m on all sides and stem on East side at 4.5 to 5m. Weak main stem union (Pics 1 to 3). Close to retaining wall and road (pic4)	















<b>Delegated Decision</b>			
Application Number:	23/1349/FUL	Delegation Briefing:	28/12/2023
Decision Type:	Permitted	Date:	26/03/2024
Location Address:	4 St Leonards Road Exeter EX2 4LA		
Proposal:	Internal alterations, replacement roof with side dormer window, replacement windows and flat roof to the rear.		
<b>Delegated Decision</b>			
Application Number:	23/1350/LBC	Delegation Briefing:	28/12/2023
Decision Type:	Permitted	Date:	26/03/2024
Location Address:	4 St Leonards Road Exeter EX2 4LA		
Proposal:	Internal alterations, replacement roof with side dormer window, replacement windows and flat roof to the rear.		
<b>Delegated Decision</b>			
Application Number:	23/1359/FUL	Delegation Briefing:	30/11/2023
Decision Type:	Permitted	Date:	14/05/2024
Location Address:	Clifton House 26 Albert Street Exeter EX1 2BH		
Proposal:	Change of use of 1 ground floor studio apartment from children's home (Class C2) to a residential self-contained flat (Class C3)		
<b>Delegated Decision</b>			
Application Number:	23/1482/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	05/04/2024
Location Address:	Buckerell Lodge Hotel Topsham Road Exeter EX2 4SQ		
Proposal:	Discharge of Conditions 3, 4 and 12 of Planning Permission Ref. 22/0770/FUL , granted on 30 May 2023, relating to materials, landscaping and ecology		
<b>Delegated Decision</b>			
Application Number:	24/0083/FUL	Delegation Briefing:	01/02/2024
Decision Type:	Permitted	Date:	27/03/2024
Location Address:	1 St Leonards Place Exeter EX2 4LZ		
Proposal:	Erection of rear detached ancillary garden studio.		
<b>Delegated Decision</b>			
Application Number:	24/0084/LBC	Delegation Briefing:	01/02/2024
Decision Type:	Permitted	Date:	27/03/2024
Location Address:	1 St Leonards Place Exeter EX2 4LZ		
Proposal:	Erection of rear detached ancillary garden studio.		





<b>Delegated Decision</b>	
Application Number: 24/0320/LBC	Delegation Briefing: 04/04/2024
Decision Type: Permitted	Date: 14/05/2024
Location Address: 17 Belmont Road Exeter EX1 2HF	
Proposal: Partial demolish / remove an existing first floor rear extension. Rebuild small section to allow headroom and stair access to the remainder of the ground floor extension.	
<b>Delegated Decision</b>	
Application Number: 24/0326/LBC	Delegation Briefing: 04/04/2024
Decision Type: Permitted	Date: 14/05/2024
Location Address: 12 Baring Crescent Exeter EX1 1TL	
Proposal: Reinstatement of existing original door and opening. Creation of walls for WC, off existing hallway.	
<b>Delegated Decision</b>	
Application Number: 24/0378/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 12/04/2024
Location Address: 7 Leighdene Close Exeter EX2 4PN	
Proposal: 04/04/2024T1 - BeechSuggested Works: Prune eastern aspect by approximately 3 metresRationale: Appropriate management of the tree to achieve more light into garden, having little impact on the tree's physiological processes	
<b>Delegated Decision</b>	
Application Number: 24/0432/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 02/05/2024
Location Address: Uplands House Heavitree Road Exeter EX1 2LX	
Proposal: T1 & T2 - Yew: Fell	
<b>Delegated Decision</b>	
Application Number: 24/0435/NMA	Delegation Briefing:
Decision Type: Split Decision	Date: 15/05/2024
Location Address: Buckerell Lodge Hotel Topsham Road Exeter EX2 4SQ	
Proposal: Non-Material Amendment to Planning Permission Ref. 22/0770/FUL, granted on 30 May 2023, to amend the appearance of the building and the position of tree protection fencing during the construction phase	
<b>Delegated Decision</b>	
Application Number: 24/0467/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 13/05/2024
Location Address: 12 Wayland Avenue Exeter EX2 4PR	
Proposal: Removal of Cordyline Australis Cabbage Palm to front of property	

## Pennsylvania

### Delegated Decision

Application Number: 23/1519/FUL Delegation Briefing: 21/03/2024  
Decision Type: Permitted Date: 13/05/2024  
Location Address: 5 Elton Road Exeter EX4 7AT  
Proposal: Roof extension with raised ridge height.

### Delegated Decision

Application Number: 23/1526/LED Delegation Briefing:  
Decision Type: Was lawful use Date: 14/05/2024  
Location Address: 52 Priory Road Exeter EX4 7AR  
Proposal: Certificate of lawfulness sought for existing use of the property as a 4 person House in Multiple Occupation (HMO) (C4 Use Class).

### Delegated Decision

Application Number: 24/0066/FUL Delegation Briefing: 25/01/2024  
Decision Type: Refuse Planning Permission Date: 08/05/2024  
Location Address: Land South Of 15 The Fairway Exeter EX4 5DW  
Proposal: Construction of new dwelling

### Delegated Decision

Application Number: 24/0144/FUL Delegation Briefing: 15/02/2024  
Decision Type: Permitted Date: 30/04/2024  
Location Address: 63 Old Tiverton Road Exeter EX4 6NG  
Proposal: Internal alterations to change an existing 5 bedroom HMO to an 8 bedroom HMO

### Delegated Decision

Application Number: 24/0172/PD Delegation Briefing:  
Decision Type: Prior Approval Not Required Date: 26/03/2024  
Location Address: 31 Stoke Meadow Close Exeter EX4 5EG  
Proposal: Larger home rear extension.

### Delegated Decision

Application Number: 24/0173/FUL Delegation Briefing: 22/02/2024  
Decision Type: Permitted Date: 26/03/2024  
Location Address: 31 Stoke Meadow Close Exeter EX4 5EG  
Proposal: Ground floor rear extension.

### Delegated Decision

Application Number: 24/0210/FUL Delegation Briefing: 29/02/2024  
Decision Type: Permitted Date: 23/04/2024  
Location Address: 25 Mincinglake Road Exeter EX4 7EA  
Proposal: Dormer window to provide headroom & light to a new wet room.



<b>Delegated Decision</b>	
Application Number: 24/0215/LBC	Delegation Briefing: 21/03/2024
Decision Type: Permitted	Date: 19/04/2024
Location Address: 2 Harringcourt House 18 Harrington Lane Exeter EX4 8PG	
Proposal: Reslate roof, refurbish main chimney, remove nonfunctioning chimney, add rear roof light.	
<b>Delegated Decision</b>	
Application Number: 24/0229/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 18/04/2024
Location Address: 12 Broadparks Avenue Exeter EX4 9ET	
Proposal: Conversion of the existing loft space into domestic habitation with rear box dormer. Conversion of the existing single storey garage into habitable accommodation. Construction of a rear single storey extension extending 4m from the existing house line and adjacent single storey side extension.	
<b>Delegated Decision</b>	
Application Number: 24/0248/FUL	Delegation Briefing: 14/03/2024
Decision Type: Refuse Planning Permission	Date: 19/04/2024
Location Address: 11 Woodland Road Exeter EX1 3PL	
Proposal: New roof to garage with increase in ridge height and pitch.	
<b>Delegated Decision</b>	
Application Number: 24/0249/FUL	Delegation Briefing: 07/03/2024
Decision Type: Withdrawn by Applicant	Date: 26/03/2024
Location Address: 12 Harrington Lane Exeter EX4 8SD	
Proposal: Rear extension and loft conversion	
<b>Delegated Decision</b>	
Application Number: 24/0288/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 05/04/2024
Location Address: Pinhoe Quarry Harrington Lane Exeter EX4 8DT	
Proposal: Non-material amendment to 19/1100/RES to add 3 on-street visitor parking spaces to serve the commercial unit within Flat Block 01 and 6 on-street visitor parking spaces in front of plots 265-276.	
<b>Delegated Decision</b>	
Application Number: 24/0329/LPD	Delegation Briefing: 28/03/2024
Decision Type: Withdrawn by Applicant	Date: 13/05/2024
Location Address: 12 Harrington Lane Exeter EX4 8SD	
Proposal: Invalid - Rear Extension and loft conversion to existing dwelling	

## Prory

### Delegated Decision

Application Number: 24/0093/FUL Delegation Briefing: 01/02/2024  
Decision Type: Permitted Date: 08/04/2024  
Location Address: 38 Countess Wear Road Exeter EX2 6LR  
Proposal: Front dormer roof extension and replacement porch, doors and windows.

### Delegated Decision

Application Number: 24/0167/TPO Delegation Briefing:  
Decision Type: Refuse Planning Permission Date: 04/04/2024  
Location Address: 1 Veysey Close Exeter EX2 6AS  
Proposal: We have 3 protected trees in our garden: London plane, Lime and Wild cherry. We would like to do: (1) crown reduction (50%) and crown lift (4 metres) of the London plane tree, branches of which are too close to our house, (2) crown reduction (40%) and crown lift (4 metres) of the Lime tree, and (3) crown reduction (40%) and crown lift (4 metres) of the Wild Cherry tree to provide adequate clearance to the property and the garden.

### Delegated Decision

Application Number: 24/0178/LBC Delegation Briefing: 14/03/2024  
Decision Type: Permitted Date: 15/04/2024  
Location Address: Wyvern Barracks Building 7 Barrack Road Exeter EX2 6AR  
Proposal: Remove partition between G16 & G15, complete and make good suspended ceiling, joinery and decoration to match existing. Create new serving hatch in the existing stud partition between F04 & F05 which will extend full width retaining existing services at low level.

### Delegated Decision

Application Number: 24/0187/TPO Delegation Briefing:  
Decision Type: Permitted Date: 04/04/2024  
Location Address: Millbrook Village (St Loyes) Topsham Road Exeter EX2 6EP  
Proposal: G2 Sycamore - Fell T1175 Sycamore - Fell Reason: To achieve construction space and remove below ground constraints See accompanying reports for more details

## St Davids

### Delegated Decision

Application Number: 23/0700/FUL Delegation Briefing: 28/03/2024  
Decision Type: Permitted Date: 14/05/2024  
Location Address: 105 Bonhay Road Exeter Devon EX4 4BH  
Proposal: Change of use to ground floor flat, and maisonette on upper floors (both C3 use) (retrospective)



<b>Delegated Decision</b>	
Application Number: 23/1529/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 10/05/2024
Location Address: 50-52 High Street Exeter EX4 3DJ	
Proposal: Installation of 1no. non-illuminated fascia sign and 1no. non-illuminated projecting sign.	
<b>Delegated Decision</b>	
Application Number: 24/0020/FUL	Delegation Briefing: 01/02/2024
Decision Type: Permitted	Date: 10/05/2024
Location Address: 50-52 High Street Exeter EX4 3DJ	
Proposal: Alterations to existing shopfront.	
<b>Delegated Decision</b>	
Application Number: 24/0078/LBC	Delegation Briefing: 11/04/2024
Decision Type: Permitted	Date: 17/05/2024
Location Address: 19 Southernhay East Exeter EX1 1QD	
Proposal: Internal alterations including new floor finishes and ground floor WC to accommodate shower.	
<b>Delegated Decision</b>	
Application Number: 24/0086/FUL	Delegation Briefing: 14/03/2024
Decision Type: Permitted	Date: 11/04/2024
Location Address: 59 High Street Exeter EX4 3DL	
Proposal: Installation of new ductwork for Radon Gas and the installation of new ventilation grille.	
<b>Delegated Decision</b>	
Application Number: 24/0087/LBC	Delegation Briefing: 14/03/2024
Decision Type: Permitted	Date: 11/04/2024
Location Address: 59 High Street Exeter EX4 3DL	
Proposal: Installation of new ductwork for Radon Gas and the Installation of new ventilation grille.	
<b>Delegated Decision</b>	
Application Number: 24/0122/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 24/04/2024
Location Address: 3 Guildhall Shopping Centre Queen Street Exeter EX4 3HP	
Proposal: Installation of 1no illuminated fascia sign, 1no illuminated projecting sign and 1no floral vinyl.	



<b>Delegated Decision</b>	
Application Number: 24/0218/DEM	Delegation Briefing:
Decision Type: Prior Approval Required and Granted	Date: 08/05/2024
Location Address: J L Thomas And Co Ltd Canal Banks Exeter EX2 8DX	
Proposal: Demolition of 3 No. steel frame units and small shed type buildings on site including the removal of slab and foundations.	
<b>Delegated Decision</b>	
Application Number: 24/0222/DEM	Delegation Briefing:
Decision Type: Prior Approval Required and Granted	Date: 08/05/2024
Location Address: J L Thomas And Co Limited Water Lane Exeter EX2 8BZ	
Proposal: Demolition of 3 No. steel framed buildings and 2 No. brick house type structures including removal of slab and foundations.	
<b>Delegated Decision</b>	
Application Number: 24/0227/FUL	Delegation Briefing: 14/03/2024
Decision Type: Permitted	Date: 12/04/2024
Location Address: Central Living 74 Paris Street Exeter EX1 2JY	
Proposal: Minor external alterations	
<b>Delegated Decision</b>	
Application Number: 24/0268/FUL	Delegation Briefing: 21/03/2024
Decision Type: Permitted	Date: 14/05/2024
Location Address: The Garden House 28A Richmond Road Exeter EX4 4JF	
Proposal: Alterations to entrance to create wet room and covered storage. Replacement external cladding	
<b>Delegated Decision</b>	
Application Number: 24/0269/FUL	Delegation Briefing: 21/03/2024
Decision Type: Permitted	Date: 19/04/2024
Location Address: Flat 1 Montgomery House 144 Fore Street Exeter EX4 3AN	
Proposal: External wall facing the car park to be rendered with limestone. Coping stones to be fitted and sealed/painted a neutral (white) to protect the limestone render.	
<b>Delegated Decision</b>	
Application Number: 24/0271/LBC	Delegation Briefing: 21/03/2024
Decision Type: Permitted	Date: 19/04/2024
Location Address: Flat 1 Montgomery House 144 Fore Street Exeter EX4 3AN	
Proposal: External wall facing the car park to be rendered with limestone. Coping stones to be fitted and sealed/painted a neutral (white) to protect the limestone render.	

<b>Delegated Decision</b>	
Application Number: 24/0287/FUL	Delegation Briefing: 28/03/2024
Decision Type: Permitted	Date: 10/05/2024
Location Address: 18 West Street Exeter EX1 1BA	
Proposal: Replacement of existing unauthorised rear UPVC windows with painted timber casement windows.	
<b>Delegated Decision</b>	
Application Number: 24/0296/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 15/04/2024
Location Address: Courtyard Between Platform Southernhay Court And Cathedral Appointments, Just Off Of Southernhay East	
Proposal: 13/03/202G014 - Holm Oaks, Lucombe Oak (8 trees total)Suggested Works: Fell three trees nearest to building (marked with small biodegradable spot) and crown lift remaining 5 trees to 5 metres above ground level.Rationale: These works are suggested to improve the amenity value of the space by greatly increasing the light and airflow.	
<b>Delegated Decision</b>	
Application Number: 24/0336/LBC	Delegation Briefing:
Decision Type: Permission not required	Date: 17/04/2024
Location Address: Flat 1 1 - 2 Northernhay Street Exeter EX4 3ER	
Proposal: PERMISSION NOT REQUIRED CLASSED AS REPAIRS: Retention of; application to replace front (Northernhay Street) window like for like the original window having rotted.	
<b>Delegated Decision</b>	
Application Number: 24/0349/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 30/04/2024
Location Address: 50 Topsham Road Exeter EX2 4NF	
Proposal: Discharge condition 3 (Materials) of planning permission ref. 23/0880/FUL - Development of 65 no. units of Use Class C2 Residential Accommodation.	
<b>Delegated Decision</b>	
Application Number: 24/0389/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 30/04/2024
Location Address: 5 Dinham Crescent Exeter EX4 4EF	
Proposal: T1 - Prunus cerasifera: Reduce the height by 20%, and lightly reshape by up to 1 metre to leave a balanced form.	



<b>Delegated Decision</b>	
Application Number: 24/0305/FUL	Delegation Briefing: 21/03/2024
Decision Type: Permitted	Date: 06/05/2024
Location Address: 37 Warwick Road Exeter EX1 3HB	
Proposal: Proposed single storey rear extension	
<b>Delegated Decision</b>	
Application Number: 24/0328/PD	Delegation Briefing:
Decision Type: Prior Approval Required and Refused	Date: 13/05/2024
Location Address: 183 Sweetbrier Lane Exeter EX1 3DG	
Proposal: The proposal, a single storey rear extension, provides a new kitchen/dining area for the property. The area occupied by the previous kitchen has been redesigned to provide a new utility and shower room. The extension is designed in L shape, part of it extends up to 6m, part up to 3m.	
<b>Delegated Decision</b>	
Application Number: 24/0333/FUL	Delegation Briefing: 11/04/2024
Decision Type: Permitted	Date: 17/05/2024
Location Address: Exeter Motorway Services Area Sidmouth Road St Loyes Exeter EX2 7HF	
Proposal: Construction of an electric vehicle charging hub with associated works and installation of additional electric infrastructure (retrospective)	
<b>Delegated Decision</b>	
Application Number: 24/0374/FUL	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 19/04/2024
Location Address: 11 Walton Road Exeter EX2 5RE	
Proposal: INVALID Front dormer extension and installation of roof light	
<b>Delegated Decision</b>	
Application Number: 24/0425/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 02/05/2024
Location Address: Aloha Woodwater Lane Exeter EX2 5AL	
Proposal: x1 Mature Hornbeam - Prune secondary & sub lateral branch growth only away from fibre optic cable running from pole to property to achieve an adequate clearance from the line. Remove all cut material from site & return to a Devon Tree Services depot for recycling, leaving the area safe, clean & tidy. Justification: The proposed works are to prevent damage to the overhead fibre optic cable running through the upper crown area. All of the proposed work recommendations are remedial works only & will not affect the overall amenity value of the tree. Maximum final cut dimensions will not exceed 50mm in diameter. The proposed works will also benefit the tree, preventing the overhead cable rubbing & damaging the upper crown/branches.	

## St Thomas

### Delegated Decision

Application Number: 23/0427/FUL Delegation Briefing: 20/07/2023  
Decision Type: Refuse Planning Permission Date: 15/05/2024  
Location Address: 42-44 Buller Road Exeter Devon EX4 1BJ  
Proposal: Conversion of chapel to two Houses in Multiple Occupation (HMO) (Class C4) (Partially Retrospective Application)

### Delegated Decision

Application Number: 24/0046/FUL Delegation Briefing: 22/02/2024  
Decision Type: Permitted Date: 24/04/2024  
Location Address: Arch 12 To 13 St Thomas Station Arches Cowick Street Exeter EX4 1AA  
Proposal: Change of use from B2 (General Industrial) to E(d) (Indoor sport, recreation or fitness).

### Delegated Decision

Application Number: 24/0132/FUL Delegation Briefing: 15/02/2024  
Decision Type: Permitted Date: 26/03/2024  
Location Address: St Thomas Health Centre 70 Cowick Street Exeter EX4 1HJ  
Proposal: Addition of conservatory

### Delegated Decision

Application Number: 24/0150/FUL Delegation Briefing: 15/02/2024  
Decision Type: Permitted Date: 03/04/2024  
Location Address: 70 Queens Road Exeter EX2 9EW  
Proposal: Demolition of existing rear single-storey attached wc and replacement with 2 storey extension.

### Delegated Decision

Application Number: 24/0153/LPD Delegation Briefing:  
Decision Type: Was lawful use Date: 27/03/2024  
Location Address: 7 Broadmeadow Avenue Exeter EX4 1JQ  
Proposal: Hip-to-gable extension, rear dormer and front roof lights.

### Delegated Decision

Application Number: 24/0202/FUL Delegation Briefing: 29/02/2024  
Decision Type: Permitted Date: 16/04/2024  
Location Address: 103 Wardrew Road Exeter EX4 1EZ  
Proposal: Addition of solar panels to the top of the rear flat roof dormer.

<b>Delegated Decision</b>	
Application Number:	24/0220/TPO
Decision Type:	Permitted
Location Address:	Clifton Cottage Barley Lane Exeter EX4 1TA
Proposal:	Horse chestnut tree: Crown lift over the lawn area to 3.5 metres clearance over ground level.Reasons - to create lighter conditions for the grass to grow.Max diameter cut size of 75mm. Removal of second and third order growth only

<b>Delegated Decision</b>	
Application Number:	24/0256/LPD
Decision Type:	Was lawful use
Location Address:	26 Wardrew Road Exeter EX4 1HB
Proposal:	Replacement rear extension.

<b>Delegated Decision</b>	
Application Number:	24/0322/FUL
Decision Type:	Withdrawn by Applicant
Location Address:	3 Crawford Gardens Exeter EX2 8HQ
Proposal:	INVALID create a front flat paved surface 6.4mx 8m and build 1.2 meter shared front boundary.

## Topsham

<b>Delegated Decision</b>	
Application Number:	22/1176/FUL
Decision Type:	Withdrawn Returned (unlikely to be det.)
Location Address:	22 Higher Wear Road Exeter Devon EX2 7EL
Proposal:	INVALID -EMAIL SENT 12/9/22(Single storey extension.

<b>Delegated Decision</b>	
Application Number:	23/1319/FUL
Decision Type:	Permitted
Location Address:	Seabrook Orchard Topsham Road Exeter Topsham EX3 0LT
Proposal:	Erection of a 66 No. Bed Care Home for older people, with associated demolition, parking, access, landscaping and associated ground works.

<b>Delegated Decision</b>	
Application Number:	23/1538/FUL
Decision Type:	Permitted
Location Address:	411 Topsham Road Exeter EX2 7AB
Proposal:	Alterations, including proposed rear single-storey extension and side extension



<b>Delegated Decision</b>	
Application Number: 24/0080/FUL	Delegation Briefing: 08/02/2024
Decision Type: Permitted	Date: 26/04/2024
Location Address: 5 Lower Shapter Street Topsham EX3 0AT	
Proposal: Construction of single storey rear and roof extensions and reconstruction of outbuilding.	
<b>Delegated Decision</b>	
Application Number: 24/0081/LBC	Delegation Briefing: 08/02/2024
Decision Type: Permitted	Date: 26/04/2024
Location Address: 5 Lower Shapter Street Topsham EX3 0AT	
Proposal: Internal and external alterations including construction of single storey rear and roof extensions, rearrangement of stairs to attic, reconstruction of outbuilding and replacement material finishes.	
<b>Delegated Decision</b>	
Application Number: 24/0139/CONR	Delegation Briefing: 15/02/2024
Decision Type: Permitted	Date: 25/03/2024
Location Address: 45 Fore Street Topsham EX3 0HY	
Proposal: Removal of condition four of 16/1632/FUL, granted on 14.03.2017, which restricts operation of the cafe to the occupiers of the residential property above.	
<b>Delegated Decision</b>	
Application Number: 24/0140/FUL	Delegation Briefing: 22/02/2024
Decision Type: Permitted	Date: 10/04/2024
Location Address: 8 Rydon Lane Exeter EX2 7AW	
Proposal: Proposed side extension to create annex, rear extension and steel pergola in rear garden.	
<b>Delegated Decision</b>	
Application Number: 24/0179/TPO	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 08/04/2024
Location Address: 27 Strawberry Lane Topsham Exeter EX2 7TS	
Proposal: Oak (T1) ? Crown reduction by 1.5m on the Eastern aspect of the tree, to provide sufficient clearance to the property, with the final cut no bigger than 100mm over the bark. Hollownes occur in the first principal fork and dieback extending to the eastern limb. Also, a cavity within the lowest part of the stem is presented to the north. Tree targeting property and playkids area. The tree is not visible to the wider public. Deadwood management is also required.	





