

All Planning Decisions Made and Withdrawn Applications between 29/07/2024 and 26/09/2024

Alphington

Delegated Decision

Application Number: 23/1326/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 05/08/2024
Location Address: Porsche Centre Matford Park Road Marsh Barton Trading Estate Exeter EX2 8FD	
Proposal:	Proposed redevelopment of existing Porsche Centre including partial demolition to create a larger facility for the sale and service of motor vehicles, including showroom, office and workshop areas, storage and MOT testing facility, and retention of perimeter fence.

Delegated Decision

Application Number: 23/1540/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 05/09/2024
Location Address: Unit G Denbury Court Marsh Barton Trading Estate Exeter EX2 8NB	
Proposal:	Replacement illuminated occupier adverts on southern and western building facade and replacement internally illuminated totem sign at site entrance

County Decisions

Application Number: 24/0114/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 30/07/2024
Location Address: 65 Parkway Exeter EX2 9NB	
Proposal:	Two story side extension.

Delegated Decision

Application Number: 24/0547/TPO	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 18/09/2024
Location Address: 85 Ebrington Road Exeter EX2 8JR	
Proposal:	T1 - Lime Tree - Pollard to a finishing height of 4m above ground level. This will return the tree to its historic management regime and also provides uniformity with its neighbouring tree.

Delegated Decision

Application Number: 24/0548/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 16/08/2024
Location Address: Exonbury House Ide Village Road Pocombe Bridge Exeter EX2 9SW	
Proposal:	Horse Chestnut (T6) - fell because it is dead.Common Ash (T8) - fell due to the fungus Hymenoscyphus fraxineus.

Delegated Decision

Application Number: 24/0669/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 30/08/2024
Location Address: 16 Chapel Road Exeter EX2 8TB
Proposal: Replacement shed

Delegated Decision

Application Number: 24/0670/LBC Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 30/08/2024
Location Address: 16 Chapel Road Exeter EX2 8TB
Proposal: Replacement shed

Delegated Decision

Application Number: 24/0692/FUL Delegation Briefing:
Decision Type: Permitted Date: 06/08/2024
Location Address: 66 Fairfield Road Exeter EX2 8UF
Proposal: Two storey side extension

Delegated Decision

Application Number: 24/0696/FUL Delegation Briefing:
Decision Type: Permitted Date: 15/08/2024
Location Address: 17 Saint Hill Close Exeter EX2 9JE
Proposal: Proposed single storey rear extension

Delegated Decision

Application Number: 24/0758/LBC Delegation Briefing:
Decision Type: Permitted Date: 23/09/2024
Location Address: 14 Chudleigh Road Exeter EX2 8TU
Proposal: Proposed two roof lights on the rear elevations to facilitate a loft conversion alongside the maintenance of existing sash windows and front door.

Delegated Decision

Application Number: 24/0774/FUL Delegation Briefing:
Decision Type: Permitted Date: 23/09/2024
Location Address: 14 Chudleigh Road Exeter EX2 8TU
Proposal: Proposed two roof lights on the rear elevations to facilitate a loft conversion alongside the maintenance of existing sash windows and front door.

Delegated Decision	
Application Number: 24/0777/CONR	Delegation Briefing:
Decision Type: Permitted	Date: 23/08/2024
Location Address: Unit 8 Stone Lane Retail Park Marsh Barton Road Exeter EX2 8LH	
Proposal: Removal of Condition 2 on Planning Permission Ref. 13/3894/VOC, granted on 2 October 2013, to allow 24 hours opening	
Delegated Decision	
Application Number: 24/0782/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 20/09/2024
Location Address: Land At Hennock Trade Park Hennock Road North Exeter EX2 8AG	
Proposal: Installation of 1 no. CCTV column 7m in height and 2 no. lighting columns 5m in height.	
Delegated Decision	
Application Number: 24/0807/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 04/09/2024
Location Address: Unit G Denbury Court Marsh Barton Trading Estate Exeter EX2 8NB	
Proposal: Change of Use from commercial car dealership/vehicle repair facility (Sui Generis use) to Storage and Distribution unit (B8 use) with ancillary showroom / trade counter and external facade changes.	
Delegated Decision	
Application Number: 24/0808/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 05/09/2024
Location Address: Unit G Denbury Court Marsh Barton Trading Estate Exeter EX2 8NB	
Proposal: Installation of an illuminated sign on the top of the facade of the building and a standalone totem sign at the entrance of the property	
Delegated Decision	
Application Number: 24/0817/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 30/08/2024
Location Address: 15 Chudleigh Road Exeter EX2 8TS	
Proposal: Recladding of front and side elevations	
Delegated Decision	
Application Number: 24/0842/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 12/09/2024
Location Address: Unit 1 Rear Of 28-30 Exeter Business Centre 39 Marsh Green Road West Exeter EX2 8PN	
Proposal: 2 no. illuminated fascia signs. 1 no. illuminated totem sign.	

Delegated Decision

Application Number: 24/0852/TPO Delegation Briefing:
Decision Type: Permitted Date: 19/09/2024
Location Address: 2 Powlesland Road Exeter EX2 8RS
Proposal: T1- Pine- Option 1- Crown lift lower branches to 5.5M over the road to avoid hitting higher buses. T1- Pine- Option 2-Crown lift lower branches to 5.5M over the road to avoid hitting higher buses. And also Crown thin by removing selected branches in the upper canopy to reduce current density by up to 20% T1- Pine- Option 3- Crown thin by removing selected branches in the upper canopy to reduce current density by up to 20%

Delegated Decision

Application Number: 24/0867/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 22/08/2024
Location Address: 10 Kenbury Drive Exeter EX2 8GF
Proposal: Construction of single storey rear extension.

Delegated Decision

Application Number: 24/0950/TPO Delegation Briefing:
Decision Type: Permitted Date: 24/09/2024
Location Address: Stone Lane Retail Park Marsh Barton Road Exeter EX2 8LH
Proposal: CAS489-Exeter Retail Park Tree Condition Report Feb 2024

Duryard And St James

Delegated Decision

Application Number: 23/1520/LED Delegation Briefing:
Decision Type: Was not lawful use Date: 09/08/2024
Location Address: 26 Pennsylvania Road Exeter EX4 6BH
Proposal: House in multiple occupation for 8 people (sui generis use)

Delegated Decision

Application Number: 24/0233/FUL Delegation Briefing:
Decision Type: Permitted Date: 31/07/2024
Location Address: 1 Wrefords Link Exeter EX4 5AX
Proposal: Erection of two-storey side extension and single-storey rear extension.

Delegated Decision

Application Number: 24/0341/FUL Delegation Briefing:
Decision Type: Permitted Date: 12/08/2024
Location Address: Exeter City AFC Ltd St James Park Stadium Way Exeter EX4 6PX
Proposal: Construction of 18m x 11m single storey freestanding metal canopy.

Delegated Decision	
Application Number: 24/0542/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 01/08/2024
Location Address: 74 Velwell Road Exeter EX4 4LD	
Proposal:	Erection of ground floor infill extension to side/ rear with external alterations, extension of rear terrace, installation of a glazed balustrade roof to existing roof terrace with new door onto the terrace, removal of existing external staircase and a new window to replace existing door.
Delegated Decision	
Application Number: 24/0567/VOC	Delegation Briefing:
Decision Type: Permitted	Date: 01/08/2024
Location Address: 28 Argyll Road Exeter EX4 4RY	
Proposal:	Section 73 Variation of Condition 2 (Approved Plans) of Planning Application ref: 21/1547/FUL dated 08/06/2022 (Renovation, enhancement and first floor extension from existing 3-bed to 4-bed home). Variation to consist of works to fenestration, patio area and external walls
Delegated Decision	
Application Number: 24/0574/DIS	Delegation Briefing:
Decision Type: Permitted	Date: 16/08/2024
Location Address: 28 Argyll Road Exeter EX4 4RY	
Proposal:	Discharge of Condition 4 (Landscaping) of planning consent ref: 21/1547/FUL dated 08/06/2022
Committee Decision	
Application Number: 24/0591/FUL	Delegation Briefing: 20/08/2024
Decision Type: Permitted	Date: 10/09/2024
Location Address: 8A Thornton Hill Exeter EX4 4NS	
Proposal:	Rear two-storey stepped extension and alterations
Delegated Decision	
Application Number: 24/0614/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 12/08/2024
Location Address: 4 Trafalgar Place Exeter EX4 6QG	
Proposal:	Increase in roof height and loft conversion

Delegated Decision

Application Number: 24/0627/FUL Delegation Briefing:
Decision Type: Permitted Date: 06/08/2024
Location Address: Nash Grove Blocks E & F, University Of Exeter, Clydesdale Avenue, Exeter
Proposal: Change of use of existing student accommodation to allow use of the accommodation for students, staff, contractors, cultural and academic visitors and for conference and summer school delegates for a temporary period of 3 years.

Delegated Decision

Application Number: 24/0640/VOC Delegation Briefing:
Decision Type: Permitted Date: 19/09/2024
Location Address: St Catherines New North Road Exeter EX4 4AG
Proposal: Application Reference Number: 24/0226/FUL Date of Decision: 03/05/2024 Condition Number(s): 2 Revised drawings to include the following variations: Victorian Veranda to the south - east elevation. Amended roof arrangement and entrance door to the extension to the south - east elevation. Widen the Landing dormer to the south - east elevation to provide additional headroom to the second floor landing. Horizontal Cedar cladding to first floor extension to the north - east elevation. Horizontal Cedar cladding to all dormer cheeks. To include amended drawings 286/6C, 7C, 8C, 9C, 10D, 11D, 12D and 13C showing the proposed variations

Delegated Decision

Application Number: 24/0657/LBC Delegation Briefing:
Decision Type: Permitted Date: 05/08/2024
Location Address: 50 New North Road Exeter EX4 4EP
Proposal: Internal alterations/decoration, alterations to ground floor and second floor bar back fittings, installation of nosing to staircases and external redecoration to front elevation including window repairs.

Delegated Decision

Application Number: 24/0767/FUL Delegation Briefing:
Decision Type: Permitted Date: 04/09/2024
Location Address: Exeter Cricket Club Prince Of Wales Road Exeter EX4 4PR
Proposal: Proposed paving extension with low-level fence and gazebo

Delegated Decision

Application Number: 24/0769/FUL Delegation Briefing:
Decision Type: Permitted Date: 06/09/2024
Location Address: 18 Thornton Hill Exeter EX4 4NS
Proposal: Construction of lean-to conservatory to north-west (side) elevation.

Delegated Decision	
Application Number: 24/0771/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 11/09/2024
Location Address: 56 Pennsylvania Road Exeter EX4 6DB	
Proposal: Internal alterations to bathroom partitions	
Delegated Decision	
Application Number: 24/0861/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 20/09/2024
Location Address: 51 Argyll Road Exeter EX4 4RX	
Proposal: Two-storey rear extension.	
Delegated Decision	
Application Number: 24/0878/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 20/09/2024
Location Address: 101B Pennsylvania Road Exeter EX4 6DT	
Proposal: Alterations and side and rear extension to the dwelling with a garden terrace to the rear, raising of garden to terrace level, and addition of photovoltaic panels.	
Delegated Decision	
Application Number: 24/0899/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 16/09/2024
Location Address: Thomas Hall Cowley Bridge Road Exeter EX4 5AD	
Proposal: Removal of existing steel fire escape and installation of new steel fire escape. Fire fire escape is from first storey level.	
Delegated Decision	
Application Number: 24/0900/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 16/09/2024
Location Address: Thomas Hall Cowley Bridge Road Exeter EX4 5AD	
Proposal: Removal of existing steel fire escape and installation of new steel fire escape. Fire escape is from first storey level.	
Delegated Decision	
Application Number: 24/0907/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 17/09/2024
Location Address: 51 Longbrook Street Exeter EX4 6AW	
Proposal: T1 - Palm - Fell	

Delegated Decision	
Application Number:	24/0937/DIS
Decision Type:	Condition(s) Partially Approved
Location Address:	Greencroft Streatham Rise Exeter EX4 4PE
Proposal:	Discharge of conditions 4, 5, 6, 7 and 8 of Planning Permission Ref. 20/1104/FUL, granted 22 October 2021, relating to Construction Method Statement, drainage, tree protection, energy efficiency and materials

Delegated Decision	
Application Number:	24/0963/LPD
Decision Type:	Was lawful use
Location Address:	9 Mowbray Avenue Exeter EX4 4HB
Proposal:	Certificate of Lawful Development for change of use from C3>C4Internal Remodelling to allow for 6 en-suite hmo bedrooms (6-person).

Delegated Decision	
Application Number:	24/0974/CAT
Decision Type:	Permitted
Location Address:	93 Longbrook Street Exeter EX4 6AU
Proposal:	we wish to take the tree down to leave a stump. The tree is a Tulip Tree

Delegated Decision	
Application Number:	24/0988/TPO
Decision Type:	Permitted
Location Address:	1 Higher Hoopern Lane Exeter EX4 6DS
Proposal:	Small Leaf Lime (T6) - Shorten lowest branch house side (to West) at 6m above ground level by 2m.Reason - long side branch on house side over BT wire.Small Leaf Lime (T7) - Shorten lowest branch house side (to West) at 6m above ground level by 2m.Reason - long side branch on house side near BT wire.Small Leaf Lime (T8) - Reduce to pollard at 8m in height.Reason - Mature tree which has been historically pollarded at 5m above ground level. Dark fluid oozing from trunk from base up to 3m on West side. Areas of bark death on West side near base. Upper crown has sparse leaf area on West side. Close to road.Small Leaf Lime (T10) - Reduce crown on South side by 2m. Remove dead branches.Reason - Long side branches overhanging Higher Hoopern Lane. Dead branches in upper crown.

Exwick

Delegated Decision	
Application Number:	24/0381/ADV
Decision Type:	Permitted
Location Address:	Land At Redhills Exwick Lane Exeter
Proposal:	Land Acquired sign

Heavitree

Delegated Decision

Application Number: 24/0587/FUL Delegation Briefing:
Decision Type: Permitted Date: 06/08/2024
Location Address: 8 Third Avenue Heavitree Exeter EX1 2PJ
Proposal: Demolition of existing two storey rear extension and conservatory. Single storey rear extension to kitchen. Single storey extension to rear of garage joined to side of house. Internal alterations.

Delegated Decision

Application Number: 24/0595/FUL Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 19/09/2024
Location Address: 11 Third Avenue Heavitree Exeter EX1 2PJ
Proposal: Demolition of existing dwelling and replacement with 2 semi detached dwellings and associated works

Delegated Decision

Application Number: 24/0707/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 08/08/2024
Location Address: 15 St Loyes Road Exeter EX2 5HL
Proposal: Replacement of existing conservatory with single storey extension

Delegated Decision

Application Number: 24/0762/PD Delegation Briefing:
Decision Type: Permitted Date: 14/08/2024
Location Address: 36 Bonnington Grove Exeter EX1 2QY
Proposal: Extension to existing kitchen to form kitchen / diner.

County Decisions

Application Number: 24/0786/FUL Delegation Briefing:
Decision Type: Permitted Date: 10/09/2024
Location Address: 1 Hanover Close Exeter EX1 2SX
Proposal: Single storey rear extension, demolition of conservatory and w.c.

Delegated Decision

Application Number: 24/0857/LPD Delegation Briefing:
Decision Type: Permitted Date: 06/08/2024
Location Address: 2 Second Avenue Heavitree Exeter EX1 2PN
Proposal: Demolition of existing garage and erection of a new outbuilding for home office and store to rear garden.

Delegated Decision

Application Number: 24/0895/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 14/08/2024
Location Address: 48 Chard Road Exeter EX1 3AX
Proposal: Hip to gable roof extension, new rear flat roofed dormer and 2x roof lights of principal roof elevation.

Mincinglake And Whipton**Committee Decision**

Application Number: 23/1380/OUT Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 30/07/2024
Location Address: Land To The North Of Exeter Stoke Hill Exeter
Proposal: Outline planning application for up to 85 dwellings (35% affordable), community hub and associated infrastructure (All matters reserved except access).

Delegated Decision

Application Number: 24/0743/FUL Delegation Briefing:
Decision Type: Permitted Date: 21/08/2024
Location Address: Hill- Cott Stoke Hill Exeter EX4 9JN
Proposal: Replacement of existing garage with a detached outbuilding for a home office and personal gym

Delegated Decision

Application Number: 24/0799/FUL Delegation Briefing:
Decision Type: Permitted Date: 13/08/2024
Location Address: 38 Hillyfield Road Exeter EX1 3ND
Proposal: Single storey rear extension and front porch

Delegated Decision

Application Number: 24/0824/FUL Delegation Briefing:
Decision Type: Permitted Date: 13/09/2024
Location Address: 31 Leypark Road Exeter EX1 3NX
Proposal: Change of front garden and provide drop kerb for parking space for one vehicle.

Newtown And St Leonards**Delegated Decision**

Application Number: 23/1434/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 12/08/2024
Location Address: 70 & 72 Heavitree Road Exeter EX1 2LP
Proposal: Change of use from C3 to HMO (sui-generis) and creation of a two-storey rear extension, to provide 16 self-contained units and 10 units with shared facilities (HMOs), 26 units for up to 44 people, with associated landscaping, detached bin, bike store and plant room.

Delegated Decision	
Application Number: 23/1509/FUL	Delegation Briefing: 09/07/2024
Decision Type: Permitted	Date: 09/08/2024
Location Address: Latchetts Deepdene Park Exeter EX2 4PH	
Proposal: Remodel existing bungalow to create two storey dwelling (C3 Use Class) with associated works.	
Delegated Decision	
Application Number: 24/0232/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 12/08/2024
Location Address: Flat 3 155 Magdalen Road Exeter EX2 4TT	
Proposal: Replace timber sash window.	
Delegated Decision	
Application Number: 24/0267/VOC	Delegation Briefing:
Decision Type: Permitted	Date: 29/08/2024
Location Address: 7 St Leonards Road Exeter EX2 4LA	
Proposal: Variation of condition 2 (compliance with approved plans) of planning permission ref. 22/1069/FUL approved on 16 December 2022 to enlarge highway access and driveway/ parking area and alter landscaping scheme (Retrospective Application).	
Delegated Decision	
Application Number: 24/0282/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 31/07/2024
Location Address: 4 Hampton Buildings Blackboy Road Exeter EX4 6SR	
Proposal: Subdivide existing dwelling (Use Class C3) to create two self-contained flats (Use Class C3) with associated works.	
Delegated Decision	
Application Number: 24/0575/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 30/07/2024
Location Address: 14 Victoria Park Road Exeter EX2 4NT	
Proposal: Installation of external wall insulation finished in white-painted render, with replacement windows, demolition of 2 chimneys and construction of a timber-clad front single storey extension.	
Delegated Decision	
Application Number: 24/0604/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 30/08/2024
Location Address: Public Convenience Blackboy Road Exeter	
Proposal: Existing Public toilets turned in to cafe/ takeaway with associated works and extension.	

Delegated Decision	
Application Number: 24/0654/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 31/07/2024
Location Address: 1 Claremont Grove Exeter EX2 4LY	
Proposal: Erection of a pergola in rear garden and the regularisation of minor change to position of previously approved swimming pool.	
Delegated Decision	
Application Number: 24/0718/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 25/09/2024
Location Address: Baring House 6 Baring Crescent Exeter EX1 1TL	
Proposal: Change of use from offices (B1) and consulting rooms (D1) to residential (C3), new single storey rear extension, replacement windows, detached garage, greenhouse, landscaping and other alterations	
Delegated Decision	
Application Number: 24/0719/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 25/09/2024
Location Address: Baring House 6 Baring Crescent Exeter EX1 1TL	
Proposal: Alterations associated with change of use to residential including single storey rear extension, replacement windows, rooflight, detached garage, greenhouse, internal works to walls, doors, floors and ceilings on all floors, and other external alterations	
Delegated Decision	
Application Number: 24/0725/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 13/09/2024
Location Address: 4 The Grange Fleming Way Exeter EX2 4SB	
Proposal: Retention of replacement staircase and alterations to internal layout.	
Delegated Decision	
Application Number: 24/0796/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 13/08/2024
Location Address: 4 St Leonards Road Exeter EX2 4LA	
Proposal: Remedial structural works uncovered during alterations to second floor	
Delegated Decision	
Application Number: 24/0816/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 11/09/2024
Location Address: 53 Portland Street Exeter EX1 2EG	
Proposal: Change of use from dwelling house to House in Multiple Occupation (C4 use)	

Delegated Decision

Application Number: 24/0821/LBC Delegation Briefing:
Decision Type: Permitted Date: 16/09/2024
Location Address: 9 Lansdowne Terrace Exeter EX2 4JJ
Proposal: Repair roof and replace existing tiles with similar - 500/250 Spanish dark grey natural slates fixed with 38mm copper clout nail

Delegated Decision

Application Number: 24/0828/LBC Delegation Briefing:
Decision Type: Permitted Date: 23/09/2024
Location Address: 146 Heavitree Road Exeter EX1 2LZ
Proposal: New 18ft x 8ft (approximately) shed in the rear garden to be constructed from timber with a felt flat roof.

Delegated Decision

Application Number: 24/0854/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 13/09/2024
Location Address: Formerly Car Park To The Globe Inn Adjacent To Clifton House Clifton Road Exeter Devon
Proposal: Purpose built student accommodation containing 6 units on three floors

Delegated Decision

Application Number: 24/0887/FUL Delegation Briefing:
Decision Type: Permitted Date: 23/09/2024
Location Address: 146 Heavitree Road Exeter EX1 2LZ
Proposal: New 18ft x 8ft (approximately) shed in the rear garden to be constructed from timber with a felt flat roof.

Delegated Decision

Application Number: 24/0918/CAT Delegation Briefing:
Decision Type: Permitted Date: 08/09/2024
Location Address: Victoria Park Tennis And Bridge Club Lyndhurst Road Exeter EX2 4NX
Proposal: Leylandii on boundary between Victoria Park Club premises and our eastern neighbour at Ashwick, 15B Lyndhurst Road. We would like to remove the tree entirely. The roots are beginning to damage our courts and the tree is competing with the much more attractive copper beech tree we planted three yards away to mark the Millenium.

Pennsylvania

Delegated Decision

Application Number: 23/1245/PMI Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 22/08/2024
Location Address: 14 Sylvan Road Exeter EX4 6EW
Proposal: Permission in principle application for demolition of existing garage and construction of 1 no. detached dwelling (C3 Use Class).

Delegated Decision

Application Number: 24/0359/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 13/08/2024
Location Address: 170 Pennsylvania Road Exeter EX4 6DX
Proposal: Use of outbuilding as an annex for existing small HMO (Use Class C4)

Delegated Decision

Application Number: 24/0419/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 12/08/2024
Location Address: 61 Pinhoe Road Exeter EX4 7HS
Proposal: Change a 5 person HMO to a 6 person HMO (C4 use) (Certificate of lawfulness of proposed use)

Delegated Decision

Application Number: 24/0558/LPD Delegation Briefing:
Decision Type: Was not lawful use Date: 02/08/2024
Location Address: 42 Sylvan Road Exeter EX4 6EY
Proposal: Change of use from House in Multiple Occupation for seven residents to eight residents (sui generis use)

Delegated Decision

Application Number: 24/0598/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 12/08/2024
Location Address: 1 Beacon Avenue Exeter EX4 7JD
Proposal: Discharge of condition 4 (drainage) of planning permission ref: 20/1652/FUL granted 4th May 2021

Delegated Decision

Application Number: 24/0667/FUL Delegation Briefing:
Decision Type: Permitted Date: 30/08/2024
Location Address: 75 Pinhoe Road Exeter EX4 7HT
Proposal: Single storey rear extension, creation of 2 no. off-street parking spaces to rear of property, new side door entrance and additional first floor window in western elevation.

Delegated Decision	
Application Number: 24/0746/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 21/08/2024
Location Address: 7 Fowey Close Exeter EX1 2PY	
Proposal: Replacement outbuilding	
County Decisions	
Application Number: 24/0795/PD	Delegation Briefing:
Decision Type: Prior Approval Not Required	Date: 09/09/2024
Location Address: 31 Collins Road Exeter EX4 5DY	
Proposal: Single storey rear extension forming family kitchen living room.	
Delegated Decision	
Application Number: 24/0814/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 21/08/2024
Location Address: 64 Rosebarn Lane Exeter EX4 5DG	
Proposal: Construction of single storey rear extension.	
Delegated Decision	
Application Number: 24/0906/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 16/09/2024
Location Address: 34 Armstrong Avenue Exeter EX4 5DJ	
Proposal: Roof changed from gable to hip, bathroom window changed at first floor north west elevation, omission of side lights to the dining room and bedroom to the ground and first floor windows to the rear elevations.	
Delegated Decision	
Application Number: 24/0921/NMA	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 22/08/2024
Location Address: Land To The South Of 15 The Fairway Exeter Devon	
Proposal: Revision to external wall to allow relocation of car parking arrangements (amendment to consent 22/0153/FUL for erection of a new dwelling)	
Delegated Decision	
Application Number: 24/0930/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 19/09/2024
Location Address: 43 Sylvan Road Exeter EX4 6EY	
Proposal: Demolition of rear garden room. Erection of single storey rear lean-to extension, with attached side garage and a raised rear/ side terrace with steps down to garden level.	

Pinhoe

Delegated Decision

Application Number: 24/0058/LPD Delegation Briefing:
Decision Type: Was not lawful use Date: 16/08/2024
Location Address: 21 Huntsham Road Exeter EX1 3GH
Proposal: Change of use from residential dwelling to a children's home providing care for up to three children living together as a single household (Use Class C3(b)).

Delegated Decision

Application Number: 24/0549/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 19/08/2024
Location Address: 11 Rews Park Drive Exeter EX1 3QL
Proposal: Erection of two story side extension (following demolition of existing extension) with integral garage

Delegated Decision

Application Number: 24/0628/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 13/08/2024
Location Address: 43 Stratford Avenue Exeter EX4 8ES
Proposal: Rear extension to the existing dwelling and a new 26m2 outbuilding

Delegated Decision

Application Number: 24/0742/FUL Delegation Briefing:
Decision Type: Permitted Date: 13/08/2024
Location Address: 33 Sybil Mead Exeter EX1 3FA
Proposal: RETROSPECTIVE: Under deck storage area, below raised wrap-around deck to the rear.

Delegated Decision

Application Number: 24/0773/FUL Delegation Briefing:
Decision Type: Permitted Date: 07/08/2024
Location Address: 58 Park Lane Exeter EX4 9HP
Proposal: Ground floor front extension to garage and porch.

Delegated Decision

Application Number: 24/0830/FUL Delegation Briefing:
Decision Type: Permitted Date: 30/08/2024
Location Address: 20 Chancel Lane Exeter EX4 8PY
Proposal: Construction of two-storey side and single-storey side and rear wraparound extension. New front porch.

Delegated Decision

Application Number: 24/0872/LPD Delegation Briefing:
Decision Type: Permitted Date: 08/08/2024
Location Address: 21 Pinn Lane Exeter EX1 3QY
Proposal: Rear single storey extension

Delegated Decision

Application Number: 24/0957/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 13/09/2024
Location Address: 34 Summer Lane Exeter EX4 8BZ
Proposal: Conversion of existing conservatory to extension / sun room / snug, with integral WC and utility. Build off of existing conservatory walls / footprint, reconfigure entrance doors and windows. Proposed slate roof with velux roof windows at same pitch as existing conservatory.

Priory**Delegated Decision**

Application Number: 24/0123/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 28/08/2024
Location Address: 396 Topsham Road Exeter EX2 6HE
Proposal: New dwelling to the rear of 396 Topsham Road with associated car parking and landscaping.

Delegated Decision

Application Number: 24/0409/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 15/08/2024
Location Address: Land North East Of 371 Topsham Road Access To West Of England School Exeter
Proposal: Discharge condition 12 (Materials) of planning permission ref. 21/1676/FUL - Development comprising change of use to golf driving range including construction of an 8 bay and 2 training bay facility incorporating equipment store and car park.

Delegated Decision

Application Number: 24/0498/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 04/09/2024
Location Address: Land North East Of 371 Topsham Road Access To West Of England School Exeter
Proposal: Discharge condition 6 (Drainage) of planning permission ref. 21/1676/FUL - Development comprising change of use to golf driving range including construction of an 8 bay and 2 training bay facility incorporating equipment store and car park.

Delegated Decision	
Application Number:	24/0537/DIS
Decision Type:	Condition(s) Fully Discharged
Location Address:	Land North East Of 371 Topsham Road Access To West Of England School Exeter
Proposal:	Discharge condition 8 (tree/hedge protection scheme) of planning permission 21/1676/FUL - Development comprising change of use to golf driving range including construction of an 8 bay and 2 training bay facility incorporating equipment store and car park.
Delegated Decision	
Application Number:	24/0644/FUL
Decision Type:	Permitted
Location Address:	Millbrook Village Springbok Hall Turnstone Road EX2 6FD
Proposal:	Rebuilding wall.
Delegated Decision	
Application Number:	24/0675/ADV
Decision Type:	Permitted
Location Address:	Rosemoor Court Pynes Hill Exeter EX2 5TU
Proposal:	Building mounted company signage and additions to freestanding street corner directory sign.
Delegated Decision	
Application Number:	24/0706/LED
Decision Type:	Was lawful use
Location Address:	8 Dryden Road Exeter EX2 5BS
Proposal:	The use of Flat 1, Flat 2, Flat 3 and Flat 4 at No. 8 Dryden Road, Exeter as small HMOs (C4 use), having previously been C3 uses.
Delegated Decision	
Application Number:	24/0798/FUL
Decision Type:	Permitted
Location Address:	18 Alice Templer Close Exeter EX2 6AE
Proposal:	Construction of replacement front porch and garage side extension.

Delegated Decision

Application Number: 24/0801/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 17/09/2024
Location Address: 23 Swallowfield Road Exeter EX2 6JD
Proposal: Conversion of existing conservatory to orangery/extension. Removal of existing conservatory roof and windows, existing walls to remain. Build new orangery/ extension off of existing walls, increase opening for new bifold doors. Proposed roof design to be Parapet flat roof construction with roof lantern.

Delegated Decision

Application Number: 24/0860/FUL Delegation Briefing:
Decision Type: Permitted Date: 24/09/2024
Location Address: 20 Tollards Road Exeter EX2 6JJ
Proposal: Construction of single storey annexe outbuilding in rear garden.

Delegated Decision

Application Number: 24/0880/VOC Delegation Briefing:
Decision Type: Permitted Date: 12/09/2024
Location Address: 8 Countess Wear Road Exeter EX2 6LG
Proposal: Minor dimensional changes against the approved application to increase the width of the garage and kitchen extension. There is no change against the original drawing(s) approved with regards to the front / rear elevation positions.

St Davids**Delegated Decision**

Application Number: 23/1271/PDCD Delegation Briefing:
Decision Type: Prior Approval Required and Date: 31/07/2024
Granted
Location Address: 16 Mary Arches Street Exeter EX4 3AZ
Proposal: Prior approval (Class MA) for change of use from hair salon (Use Class E) to single 3 bedroom dwelling flat (Use Class C3).

Delegated Decision

Application Number: 23/1489/FUL Delegation Briefing: 06/08/2024
Decision Type: Permitted Date: 12/08/2024
Location Address: Gasworks Site Haven Road Exeter EX2 8DS
Proposal: Installation of replacement Pressure Reduction Station (PRS) and associated works.

Delegated Decision	
Application Number: 24/0182/FUL	Delegation Briefing: 25/06/2024
Decision Type: Permitted	Date: 15/08/2024
Location Address:	Land Adjacent To City Gate Hotel Junction Of Bartholomew Street East And Iron Gate Exeter EX4 3EA
Proposal:	Rebuilding of collapsed section of City Wall
Delegated Decision	
Application Number: 24/0382/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 17/09/2024
Location Address:	Hour Glass Inn 21 Melbourne Street Exeter EX2 4AU
Proposal:	Replace existing door 'A' with block/render and window. Replacement of door 'B'.
Delegated Decision	
Application Number: 24/0387/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 23/08/2024
Location Address:	14 St Davids Hill Exeter EX4 3RQ
Proposal:	Single storey rear extension. Internal alterations to convert attached outbuilding to landing and cupboard, with new external stairs from first floor to garden level.
Delegated Decision	
Application Number: 24/0489/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 16/08/2024
Location Address:	27 Gandy Street Exeter EX4 3LS
Proposal:	New internal door opening between Dining Room and Tower staircase.
Delegated Decision	
Application Number: 24/0624/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 05/08/2024
Location Address:	28 Princesshay Exeter EX1 1GE
Proposal:	Modification to existing shopfront and replacement fascia signage.
Delegated Decision	
Application Number: 24/0625/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 05/08/2024
Location Address:	28 Princesshay Exeter EX1 1GE
Proposal:	Fascia sign, illuminated internal display panel and digital display panel.

Delegated Decision	
Application Number: 24/0629/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 26/09/2024
Location Address: 63 High Street Exeter EX4 3DJ	
Proposal: Installation of 2 no. internally illuminated fascia signs and 1 no. non-illuminated projecting sign.	
Delegated Decision	
Application Number: 24/0642/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 05/08/2024
Location Address: 23 Cathedral Yard Exeter EX1 1HB	
Proposal: Shopfront branding including four fascia signs	
Delegated Decision	
Application Number: 24/0649/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 16/09/2024
Location Address: The Harlequin Centre Paul Street Exeter EX4 3TT	
Proposal: Submission of details as required by Condition 4 (contamination investigation) and Condition 9 (tree protection) of consent 21/1104/FUL.	
Delegated Decision	
Application Number: 24/0676/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 13/08/2024
Location Address: 20 West View Terrace Exeter EX4 3BP	
Proposal: Two/one storey rear extension	
Delegated Decision	
Application Number: 24/0677/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 28/08/2024
Location Address: 19 Market Street Exeter EX1 1BP	
Proposal: Change of use from Retail (Use class E1) to a place of worship (Use class F1)	
Delegated Decision	
Application Number: 24/0679/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 10/09/2024
Location Address: 53 - 54 High Street Exeter EX4 3DJ	
Proposal: Refurbishment works to internal spaces and to external shopfront. Application of 4 No. new decorative mouldings to shopfront beneath external ATMs. Application of new Santander graphics to internal ATM's wall.	

Delegated Decision			
Application Number:	24/0764/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/08/2024
Location Address:	59 High Street Exeter EX4 3DL		
Proposal:	The replacement of the two external ATMs and signage.		
Delegated Decision			
Application Number:	24/0765/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/08/2024
Location Address:	59 High Street Exeter EX4 3DL		
Proposal:	The replacement of the two external ATMs and signage		
Delegated Decision			
Application Number:	24/0766/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/08/2024
Location Address:	59 High Street Exeter EX4 3DL		
Proposal:	New ATM tablets to replace existing.		
Delegated Decision			
Application Number:	24/0787/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/08/2024
Location Address:	Flat 27 Gabriels Wharf Water Lane Exeter EX2 8BG		
Proposal:	Replacement windows and door		
Delegated Decision			
Application Number:	24/0803/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	09/08/2024
Location Address:	16 - 19 High Street Exeter EX4 3LH		
Proposal:	Branding & Reopening Graphics on temporary hoarding H&M.		
Delegated Decision			
Application Number:	24/0811/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	14/08/2024
Location Address:	1 Cathedral Close Exeter EX1 1EZ		
Proposal:	Please see attached covering letter		

Delegated Decision	
Application Number: 24/0812/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 13/09/2024
Location Address: The Harlequin Centre Paul Street Exeter EX4 3TT	
Proposal:	Discharge condition 8 (Waste Audit Statement) of planning permission 21/1104/FUL - Development of two Co-Living (Sui Generis) accommodation blocks, following demolition of existing shopping centre and pedestrian bridge, change of use of upper floors of 21-22 Queen Street to Co-Living (Sui Generis), and all associated works including parking, landscaping, amenity areas, public realm improvements, new pedestrian bridge and provision of heritage interpretation kiosk.
Delegated Decision	
Application Number: 24/0826/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 14/08/2024
Location Address: 1 Cathedral Close Exeter EX1 1EZ	
Proposal:	Partial discharge of conditions 4 and 5 relating to the new entrance stairs and the bin/bike store.
Delegated Decision	
Application Number: 24/0834/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 25/09/2024
Location Address: 36-37 High Street Exeter EX4 3LN	
Proposal:	Installation of 1 no. internally illuminated fascia sign.
Delegated Decision	
Application Number: 24/0879/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 12/09/2024
Location Address: Bradninch Hall Castle Street Exeter EX4 3PL	
Proposal:	Remodelling of the internal arrangement of one second floor office unit, by removing non-structural partitioning walls, to create an open-plan space which complies with 21st century working requirements. In addition, revised toilet/shower provision, 2 new glazed partition walls and one non-glazed.
Delegated Decision	
Application Number: 24/0883/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 09/08/2024
Location Address: Former Exeter Royal Academy For Deaf Education 50 Topsham Road Exeter EX2 4NF	
Proposal:	Discharge condition 27 (SAP Calculations) of planning permission 23/0880/FUL - Development of 65no. units of Use Class C2 Residential Accommodation with Care for the elderly along with associated landscaping, access roads, car parking and services

Delegated Decision

Application Number: 24/0888/CAT Delegation Briefing:
Decision Type: Permitted Date: 20/09/2024
Location Address: The Cloisters Cathedral Close Exeter EX1 1HS
Proposal: 05/08/2024T25 - MulberrySuggested Works: Laterally reduce southern and western aspects via thinning by up to 2 metres, maximum diameter of cuts (MDC) 75mm. Reduce eastern and northern aspects by up to 1.5 metres, MDC 40mm. Reduce height by 1 metre, MDC 25mm.Rationale: Following loss of limb, these works are proposed to reduce the loadings on newly exposed limbs. T28 - CherrySuggested Works: Tip reduce by 1.5 metres to reshape. Crown lift to 2.5 metres above ground level. MDC 30mm.Rationale: Practical management of tree overhanging pedestrian access.

Delegated Decision

Application Number: 24/0896/ADV Delegation Briefing:
Decision Type: Permitted Date: 29/08/2024
Location Address: 23 Waterbeer Street Exeter EX4 3EH
Proposal: Two internally illuminated fascia signs, one internally illuminated projecting sign

Delegated Decision

Application Number: 24/0903/FUL Delegation Briefing:
Decision Type: Permitted Date: 19/09/2024
Location Address: 11 Queens Terrace Exeter EX4 4HR
Proposal: Internal alterations to existing flats to adjust layout, with removal of non-loadbearing walls, insertion of new kitchens/bathrooms, alterations to the entrance to the top floor flat, insertion of new flue pipe/extract pipes to side elevation, and alterations to waste pipes.

Delegated Decision

Application Number: 24/0904/LBC Delegation Briefing:
Decision Type: Permitted Date: 19/09/2024
Location Address: 11 Queens Terrace Exeter EX4 4HR
Proposal: Internal alterations to existing flats to adjust layout, with removal of non-loadbearing walls, insertion of new kitchens/bathrooms, alterations to the entrance to the top floor flat, insertion of new flue pipe/extract pipes to side elevation, and alterations to waste pipes.

Delegated Decision

Application Number: 24/0912/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 12/09/2024
Location Address: 20 West View Terrace Exeter EX4 3BP
Proposal: Single storey rear extension

Delegated Decision	
Application Number: 24/0913/TPO	Delegation Briefing:
Decision Type: Split Decision	Date: 20/09/2024
Location Address: Colleton Lodge 10 Colleton Crescent Exeter EX2 4DG	
Proposal:	09.08.2024T1 - Hawthorn - Crown reduce by up to 2m.T2 - Lucombe Oak - Remove epicormic shoots from trunk and lower crown to give 4m clearance beneath, and reduce height of crown by pruning back by up to 3m leaving a final height at 9m or above.T3 - Lucombe Oak - Reduce height by up to 4m from a height of 16m back to a final height of 12m or above, and reduce crown spread to East by up to 3m from 8m back to 5m, and reduce crown spread to South by up to 4m from 10m back to 6m.T4 - Oak - crown reduce by up to 2m and remove dead wood from upper crown centre.
Delegated Decision	
Application Number: 24/0927/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 20/09/2024
Location Address: The Malthouse 7 Haven Road Exeter EX2 8BP	
Proposal:	All trees in group 1 to crown lift to 3 metres 10 planes (already got permission) Alder 19no, Norway Maple plus all works that have permission. See report included. T001 Plane Crown lift 4.5 Meters from ground level. T002 Plane Crown Lift 4.5M
Delegated Decision	
Application Number: 24/0949/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 19/09/2024
Location Address: Exeter College Further Education Hele Road Exeter EX4 4JS	
Proposal:	Discharge conditions 2 (CMP), 3 (Ecological Enhancement Plan) and 4 (Tree Survey) of planning permission 24/0085/RES - Approval of reserved matters of access, appearance, landscaping, layout and scale for Phase 2A involving partial demolition of Baker Building and new elevation to retained element, construction of Block B and associated landscaping, and an amended Phasing Plan, pertaining to outline permission ref. 19/0315/OUT.
Delegated Decision	
Application Number: 24/0987/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 12/09/2024
Location Address: Queen Street Studios Queen Street Exeter EX4 3FG	
Proposal:	5 lime trees to be pollarded to the previous cuts
Delegated Decision	
Application Number: 24/1081/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 26/09/2024
Location Address: 1 Cathedral Close Exeter EX1 1EZ	
Proposal:	Partial discharge of condition 5 for 23/1299/DIS

St Loyes

Delegated Decision

Application Number: 24/0005/ADV Delegation Briefing:
Decision Type: Permitted Date: 06/09/2024
Location Address: Tesco Stores Ltd Russell Way Exeter EX2 7EZ
Proposal: Installation of 3 no. fascia signs, 3 no. booth lettering signs and 1 no. digital booth screen.

Delegated Decision

Application Number: 24/0006/ADV Delegation Briefing:
Decision Type: Permitted Date: 06/09/2024
Location Address: Tesco Stores Ltd Russell Way Exeter EX2 7EZ
Proposal: The installation of a freestanding totem sign.

Delegated Decision

Application Number: 24/0007/ADV Delegation Briefing:
Decision Type: Permitted Date: 05/09/2024
Location Address: Tesco Stores Ltd Russell Way Exeter EX2 7EZ
Proposal: The installation of a McDonalds appendage within existing Tesco monument sign.

Delegated Decision

Application Number: 24/0008/ADV Delegation Briefing:
Decision Type: Permitted Date: 05/09/2024
Location Address: Tesco Stores Ltd Russell Way Exeter EX2 7EZ
Proposal: Various site signage including 4 no. freestanding signs, 2 no. banner signs, 3 no. directional signs and 27 no. dot signs comprising; 2 no. accessible bays, 2 no. parked order bays, 8 no. litter, 2 no. no entry, 4 no. pedestrian crossing, 3 no. give way, 1 no. look left, 3 no. look right, 1 no. speed limit 10mph and 1 no. look both ways.

Committee Decision

Application Number: 24/0009/FUL Delegation Briefing: 11/06/2024
Decision Type: Permitted Date: 02/08/2024
Location Address: Tesco Stores Ltd Russell Way Exeter EX2 7EZ
Proposal: Erection of a freestanding restaurant with drive-through facility, car parking, landscaping and associated works, including Customer Order Displays (COD).

Delegated Decision

Application Number: 24/0605/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 19/08/2024
Location Address: 8 Lords Way Exeter EX2 5UG
Proposal: This operation is to convert the existing garage into living space. It will be converted into 2 x rooms. Room 1 will be a ground floor utility room. Room 2 will extend the existing dining room. The conversion will take place on the ground floor, the garage is integral and has a bed room and en-suite above it. This will not change the foot print or any dimensions to the house. There will be no change to the access of the house and existing drainage & water supply will only be used. There will be internal work carried out and this will not alter the dimensions of the property. There will be a double window added to the front aspect of the house overlooking the driveway of the property.

Delegated Decision

Application Number: 24/0620/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 30/07/2024
Location Address: 11 Walton Road Exeter EX2 5RE
Proposal: Rear dormer extension and installation of roof light

Delegated Decision

Application Number: 24/0728/PDPV Delegation Briefing:
Decision Type: Prior Approval Not Required Date: 16/08/2024
Location Address: Bishops Court Industrial Estate Unit 1B Puregym Ltd Sidmouth Road St Loyes Exeter EX2 7JH
Proposal: Prior approval application for installation of roof-mounted solar photovoltaics (PV) equipment.

Delegated Decision

Application Number: 24/0730/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 06/09/2024
Location Address: Electricity Distribution Centre Moor Lane Exeter
Proposal: Condition Discharge: Condition 13 (Landscape and Ecological Management Plan) of approval 22/1633/FUL

Delegated Decision

Application Number: 24/0871/FUL Delegation Briefing:
Decision Type: Permitted Date: 04/09/2024
Location Address: 9 Apple Farm Grange Exeter EX2 7TH
Proposal: Removal of existing rear conservatory and formation of new single-story rear extension with external flue.

Delegated Decision

Application Number: 24/0668/FUL Delegation Briefing:
Decision Type: Permitted Date: 10/09/2024
Location Address: 25 Albion Street Exeter EX4 1AZ
Proposal: Single storey rear extension.

Delegated Decision

Application Number: 24/0695/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 04/09/2024
Location Address: 47 Beaufort Road Exeter EX2 9AB
Proposal: Loft conversion to create 2 double bedrooms and a bathroom, with two front rooflights and a rear dormer comprising total area of less than 40m³ and set-back of the dormer a minimum of 0.2 metres from the edge of eaves

Delegated Decision

Application Number: 24/0759/CAT Delegation Briefing:
Decision Type: Permitted Date: 09/08/2024
Location Address: 81 Regent Street Exeter EX2 9EH
Proposal: 1 x Bay tree located next to the boundary fence. - Pollard back to primary pollard points with final cuts made at approximately X3 metres from ground level. Initiate a well-balanced candelabra framework for future branch structure to establish. This tree is encroaching on the dwelling as well as neighbouring properties. A cyclic pruning regime is initiated to increase the longevity of the tree. Reduce the overall shape of the tree by no more than 2.5m from branch tips to suitable pollard points. The post cutting height of the tree will be approximately 3m above ground level. Post cutting canopy radius will be approximately 1.5m. 1 x Elderflower tree located in the middle of the garden. - Reduce the height of the tree by 2m while retaining the main framework & shape of the crown & therefore a high proportion of the foliage bearing structure. All pruning cuts to be made at suitable growth points. - This tree is starting to outgrowth its location and effect neighbouring properties. A cyclic pruning regime is initiated to increase the longevity of the tree. Reduce the height of the tree by no more than 2. from branch tips to suitable pruning points. The post cutting height of the tree will be approximately 4.5m above ground level. Post cutting canopy radius will be approximately 3m. All pruning cuts to be made back to suitable growth points. All works carried out to BS 3998:2010 Tree Works Recommendations

Delegated Decision

Application Number: 24/0868/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 26/09/2024
Location Address: Morwenna Alphington Street Exeter EX2 8AT
Proposal: Change of use from 8 bedroom house in multiple occupation to 9 bedroom house in multiple occupation (sui generis use)

Delegated Decision

Application Number: 24/0886/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 09/08/2024
Location Address: 45 Berkshire Drive Exeter EX4 1NE
Proposal: Rear extension and loft conversion with flat roof dormer.

Delegated Decision

Application Number: 24/0931/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 19/08/2024
Location Address: 59 Wardrew Road Exeter EX4 1HA
Proposal: Rear dormer and roof lights to the front.

Topsham**Delegated Decision**

Application Number: 23/0755/LBC Delegation Briefing:
Decision Type: Permitted Date: 24/09/2024
Location Address: 22 High Street Topsham Exeter Devon EX3 0ED
Proposal: Replacement sign on front elevation, insertion of glazed panels in front door and alterations on ground floor including installation, and removal, of stud walls, new doorway and replacement doors, ceilings and skirting boards

Delegated Decision

Application Number: 23/1032/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 15/08/2024
Location Address: Wixels Ferry Road Topsham EX3 0JH
Proposal: The submitted drawing is of the proposed chimney reinstatement details, in line with condition 4 of LBC 23/0135/LBC. It details the proposed reinstatement of the existing heritage chimney pots, and the proposed use of slate finish and flaunching, waterproof silicone render, code 5 lead cover flashing and lead DPC tray. The drawing contains a chimney location plan at 1:500, as well as a section, plan and elevations at 1:20 (at A3).

Delegated Decision

Application Number: 23/1197/OUT Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 29/08/2024
Location Address: Land Off Wear Barton Road And Fortibus Road Exeter
Proposal: Outline application for four new dwellings with associated access road and parking (landscaping reserved for future consideration)

Delegated Decision	
Application Number: 24/0486/VOC	Delegation Briefing:
Decision Type: Permitted	Date: 02/09/2024
Location Address: Bridgeleigh Old Rydon Lane Topsham Exeter EX2 7JW	
Proposal: Variation of condition two of planning ref. 20/1475/FUL (substantial remodelling including new front extension, side extension, new roof and dormer) for a revised design.	
Delegated Decision	
Application Number: 24/0576/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 13/08/2024
Location Address: 34 Liberty Way Exeter EX2 7AS	
Proposal: Erection of single storey rear extension and changes to fenestration	
Delegated Decision	
Application Number: 24/0631/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 12/08/2024
Location Address: 7 Newcourt Road Topsham EX3 0BT	
Proposal: Creation of front porch extension	
Delegated Decision	
Application Number: 24/0632/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 27/08/2024
Location Address: The Lodge Grove Hill Topsham EX3 0EG	
Proposal: Remove existing garden shed and construction of new garden studio and garden store, including associated external works to fence and pathway..	
Delegated Decision	
Application Number: 24/0633/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 27/08/2024
Location Address: The Lodge Grove Hill Topsham EX3 0EG	
Proposal: Remove existing garden shed and construction of new garden studio and garden store, including associated external works to fence and pathway.	
Delegated Decision	
Application Number: 24/0639/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 06/08/2024
Location Address: 2 Sunhill Lane Topsham EX3 0BR	
Proposal: Replacement porch, doors and windows, installation of timber cladding and alterations to existing two storey rear extension.	

Delegated Decision	
Application Number: 24/0645/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 03/09/2024
Location Address: 17 Ashford Road Topsham EX3 0LA	
Proposal: Demolition of existing garage, store and conservatory, construction of a side extension, dormer, alterations and enlarged driveway	
Delegated Decision	
Application Number: 24/0651/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 10/09/2024
Location Address: 25 Wessex Close Topsham EX3 0LU	
Proposal: The front Porch will be rebuilt using the existing footprint (no additional area will be provided).The external walls will be clad in grey Cedral above the existing window line.The existing flat roof Garage will be rebuilt to the rear with a pitched roof to allow storage of family equipment and for the provision of off-road parking. The front parking area will be surfaced in permeable brick paviers.The existing walls will be refinished in silicone-based K render.	
Delegated Decision	
Application Number: 24/0659/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 06/08/2024
Location Address: 9 Caroline Avenue Exeter EX2 7AT	
Proposal: Installation of air source heat pump in rear garden.	
Delegated Decision	
Application Number: 24/0663/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 29/08/2024
Location Address: 38 Monmouth Street Topsham EX3 0AJ	
Proposal: Single storey, side dining room and wet room extension.	
Delegated Decision	
Application Number: 24/0664/LBC	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 29/08/2024
Location Address: 38 Monmouth Street Topsham EX3 0AJ	
Proposal: Single storey, side dining room and wet room extension.	
Delegated Decision	
Application Number: 24/0704/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 06/09/2024
Location Address: 36 Victoria Road Topsham Exeter EX3 0EU	
Proposal: Single storey detached dwelling within the curtilage of Parkfield House	

Delegated Decision	
Application Number: 24/0712/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 26/09/2024
Location Address: 82 Fore Street Topsham EX3 0HQ	
Proposal: Replacement roof, raise rear pitched roof, replace all windows and access door and repair chimney.	
Delegated Decision	
Application Number: 24/0729/VOC	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 12/08/2024
Location Address: 40 Wear Barton Road Exeter EX2 7EQ	
Proposal: Variation of Condition 2 (2214-P104-Proposed Elevations) of planning permission 23/0933/FUL (Single Storey Rear Extension) to change the materials and appearance to painted render.	
Delegated Decision	
Application Number: 24/0734/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 06/08/2024
Location Address: Mansard Parkfield Road Topsham EX3 0ET	
Proposal: Rebuild boundary wall	
Delegated Decision	
Application Number: 24/0738/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 12/09/2024
Location Address: 23 High Street Topsham EX3 0ED	
Proposal: Discharge of conditions 3: outbuilding materials, condition 4: woodburner details, condition 5: hot tub details, condition 6: driveway details, condition 7: boardwalk path details, relating to planning permission ref: 22/0862/LBC granted 30th March 2023	
Delegated Decision	
Application Number: 24/0761/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 20/09/2024
Location Address: 9 Pidsley Crescent Exeter EX2 7NQ	
Proposal: Proposed single storey rear extension	
Delegated Decision	
Application Number: 24/0784/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 09/09/2024
Location Address: 4 Wear Barton Road Exeter EX2 7EH	
Proposal: Demolition of existing conservatory and construction of new flat roof extension with roof lantern and internal alterations to existing property.	

Delegated Decision	
Application Number: 24/0825/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 09/09/2024
Location Address: 26 Elm Grove Road Topsham Exeter EX3 0EQ	
Proposal: Replace existing conservatory with single storey rear extension, raised terrace, decking and associated landscaping	
Delegated Decision	
Application Number: 24/0827/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 28/08/2024
Location Address: 81 Exeter Road Topsham EX3 0LX	
Proposal: Single storey rear extension	
Delegated Decision	
Application Number: 24/0856/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 03/09/2024
Location Address: 9 Caroline Avenue Exeter EX2 7AT	
Proposal: Non-material amendment sought to planning permission 22/1601/FUL granted 10 January 2023 to change roof finish from zinc to glass reinforced plastic (GRP), to install uPVC guttering, replacement fascia, one rooflight instead of two and to raise patio height.	
Delegated Decision	
Application Number: 24/0866/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 12/08/2024
Location Address: 12 White Street Topsham EX3 0AA	
Proposal: 30T1 Eucalyptus- Fell and remove	
Delegated Decision	
Application Number: 24/0885/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 20/09/2024
Location Address: 12 Monmouth Street Topsham EX3 0AJ	
Proposal: Tree 1 - MagnoliaRequest to:- Reduce height by 5-7ft and shorten sides by 4-6ft, take back to a suitable side branch to thin the canopy, leaving a natural form- Shorten back away from the house to a distance of 3ft- Lift crown to 6ft high by removing lower branches	
Delegated Decision	
Application Number: 24/0902/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 09/09/2024
Location Address: 30 Monmouth Street Topsham EX3 0AJ	
Proposal: T1 - Oak - Reduce the height by 2 metres, and reshape the laterals by 1-2 metres, to leave a balanced form. Diameter cuts between 1-2 inch, no greater. The tree was pollarded in the past, so only the re-growth is to be pruned.	

Delegated Decision

Application Number:	24/0908/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	12/09/2024
Location Address:	33 Retreat Road Topsham EX3 0LF		
Proposal:	Reroofing and loft conversion with rear flat roof dormer		

Delegated Decision

Application Number:	24/0970/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/09/2024
Location Address:	Follett Orchard Follett Road Topsham EX3 0JP		
Proposal:	Removal of 23 year old Leylandii tree that I planted in error. I intend to replant with something more suitable to cover ugly wall. It is too big and becoming uncontrollable and is near a boundary that could damage wall of adjacent out buildings and is casting shade over their gardens. It is a cupressocyparis Leyland Cypress.		

Total Applications: 199