

**All Planning Decisions Made and Withdrawn Applications
between 07/10/2024 and 05/12/2024**

Alphington

Delegated Decision

Application Number: 24/0855/FUL Delegation Briefing:
 Decision Type: Permitted Date: 02/12/2024
 Location Address: Unit 6A □ Unit 7 Stone Lane Retail Park Marsh Barton Road
 Exeter EX2 8LH
 Proposal: Continued use of Unit 6a and Unit 7 within Class E including the retail sale of food and drink for consumption off the premises, external alterations to Unit 7 including new shop front with provision for 2no. customer entrances, reconfiguration of car park, acoustic barrier and associated works.

Delegated Decision

Application Number: 24/0914/DIS Delegation Briefing:
 Decision Type: Condition(s) Fully Discharged Date: 11/10/2024
 Location Address: Porsche Centre Matford Park Road Marsh Barton Trading Estate
 Exeter EX2 8FD
 Proposal: Discharge of conditions 4 (Drainage), 5 (CEMP) and 6 (CMP) of planning permission 23/1326/FUL - 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: 24/0919/FUL Delegation Briefing:
 Decision Type: Permitted Date: 22/11/2024
 Location Address: Units 6-9 Alphinbrook Road Marsh Barton Trading Estate Exeter
 EX2 8RG
 Proposal: Extension to commercial / industrial building (Use Class B2/B8) and new flat roof with associated access and parking

Delegated Decision

Application Number: 24/0984/FUL Delegation Briefing:
 Decision Type: Permitted Date: 10/10/2024
 Location Address: Aldi And Iceland Alphington Road Retail Park Alphington Road
 Exeter EX2 8HP
 Proposal: External extensions and alterations to existing store, together with associated external works including bollards, replacement plant compound, hardstanding and trolley bays

Delegated Decision

Application Number: 24/1120/TPO Delegation Briefing:
Decision Type: Permitted Date: 28/10/2024
Location Address: 10 Fairfield Road Exeter EX2 8UE
Proposal: T1 Oak. Remove. Tree is dead.

Delegated Decision

Application Number: 24/1293/PD Delegation Briefing:
Decision Type: Permitted Date: 21/11/2024
Location Address: 67 Broadway Exeter EX2 9LY
Proposal: A increase in the size of the a semi-detached house to increase living space and improve existing rear room. The rear of the house was originally stepped, and an historic extension levelled off the back of the house. The new extension is 1.2m on top of the current extent of the back of the house. For 50% of the width of the house this amounts to 1.2m extension from the original rear of the house, for the other 50%, this extension is 4m from the original rear of the house. The extension will have flat and sloped roof sections, allowing us to keep continuity with our adjoining neighbour's sloped roof. The extended section is offset from the adjoining neighbour's boundary. Extension to have ceiling light, bi-fold door for access to the garden and one other window. Please see attached document for more details.

Delegated Decision

Application Number: 24/1323/NMA Delegation Briefing:
Decision Type: Permitted Date: 13/11/2024
Location Address: Land At Crabb Lane Alphington Exeter EX2 9JD
Proposal: Non-material amendment to Planning Permission Ref. 19/1021/FUL, granted on 23 October 2019, to alter the arrangement of doors and windows on the north-east and south-east elevations

Duryard And St James**Delegated Decision**

Application Number: 23/1424/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 31/10/2024
Location Address: 5 - 6 Well Street Exeter EX4 6QR
Proposal: Conversion, change of use and extension of existing private garage to residential accommodation.

Delegated Decision

Application Number: 24/0522/FUL Delegation Briefing: 29/10/2024
Decision Type: Permitted Date: 30/10/2024
Location Address: 55 Cowley Bridge Road Exeter EX4 5AF
Proposal: Change of use from small HMO (Use Class C4) to large HMO (Sui Generis) for 7no. occupants

Delegated Decision

Application Number: 24/0944/LPD Delegation Briefing:
Decision Type: Was not lawful use Date: 09/10/2024
Location Address: 64 Danes Road Exeter EX4 4LS
Proposal: Change of use from large HMO up to 8 persons to large HMO up to 9 persons (sui generis use).

Delegated Decision

Application Number: 24/0955/FUL Delegation Briefing:
Decision Type: Permitted Date: 09/10/2024
Location Address: 4 Trafalgar Place Exeter EX4 6QG
Proposal: Increase in roof height and loft conversion with dormer windows

Delegated Decision

Application Number: 24/0980/LED Delegation Briefing:
Decision Type: Was lawful use Date: 28/10/2024
Location Address: 29 Powderham Crescent Exeter EX4 6BZ
Proposal: House in multiple occupation for six people (C4 use)

Delegated Decision

Application Number: 24/1003/LED Delegation Briefing:
Decision Type: Was lawful use Date: 28/10/2024
Location Address: 29 Powderham Crescent Exeter EX4 6BZ
Proposal: Certificate of lawfulness of existing use for flat 2 as a self-contained flat (C3 use)

Delegated Decision

Application Number: 24/1053/FUL Delegation Briefing:
Decision Type: Permitted Date: 21/10/2024
Location Address: Hatherly Laboratories Prince Of Wales Road Exeter EX4 4PS
Proposal: Reconstruction of the front lower ground floor lean-to extension and associated internal works.

Delegated Decision

Application Number: 24/1069/FUL Delegation Briefing:
Decision Type: Permitted Date: 31/10/2024
Location Address: 33 Thornton Hill Exeter EX4 4NR
Proposal: Enlargement of kitchen with rooflights installed. Erection of glazed lean to verandah and Rebuilding of lean-to store to form conservatory

Delegated Decision

Application Number: 24/1125/LED Delegation Briefing:
Decision Type: Was lawful use Date: 05/11/2024
Location Address: Flat 3 26 Pennsylvania Road Exeter EX4 6BH
Proposal: Use of flat 3 as a self contained residential unit (C3 use)

Delegated Decision

Application Number: 24/1136/LED Delegation Briefing:
Decision Type: Was lawful use Date: 05/11/2024
Location Address: 26 Pennsylvania Road Exeter EX4 6BH
Proposal: House in multiple occupation for 7 people (sui generis use)

Delegated Decision

Application Number: 24/1155/CAT Delegation Briefing:
Decision Type: Permitted Date: 18/11/2024
Location Address: Park View 8 Howell Road Exeter EX4 4LG
Proposal: T1 - Ginkgo biloba situated to the front of the property - To be reduced to a height of approximately 12M (2M tip reduction) and shape accordingly thus reducing end/wind loading.

Delegated Decision

Application Number: 24/1210/CAT Delegation Briefing:
Decision Type: Permitted Date: 22/11/2024
Location Address: 14 Howell Road Exeter EX4 4LG
Proposal: T1 - x1 Cherry Tree (in decline) - Dismantle fell & remove to ground level.

Delegated Decision

Application Number: 24/1285/CONR Delegation Briefing:
Decision Type: Permitted Date: 05/12/2024
Location Address: Hatherly Laboratories Prince Of Wales Road Exeter EX4 4PS
Proposal: Variation of condition 2 of consent 24/0379/FUL - changes to approved plans - demolition of existing single-storey extension and erection of replacement three-storey extension to rear of Hatherly building.

Exwick**Delegated Decision**

Application Number: 24/0717/FUL Delegation Briefing:
Decision Type: Permitted Date: 28/10/2024
Location Address: Kinnerton Court Kinnerton Way Exeter EX4 2EZ
Proposal: Change of use of ground floor void space to provide a 2-bedroom flat (Use Class C3).

Delegated Decision

Application Number: 24/0829/PD Delegation Briefing:
Decision Type: Withdrawn Returned Date: 29/11/2024
(unlikely to be det.)
Location Address: Kinnerton Court Kinnerton Way Exeter EX4 2EZ
Proposal: Remove. redesign two partition walls. install bathroom.

Delegated Decision

Application Number: 24/1017/PD Delegation Briefing:
Decision Type: Prior Approval Not Required Date: 21/10/2024
Location Address: 15 Exwick Villas Exwick Road Exeter EX4 2AS
Proposal: Single storey rear extension, depth 4.4m, height 3m, eaves height 2.6m

Delegated Decision

Application Number: 24/1188/FUL Delegation Briefing:
Decision Type: Permitted Date: 26/11/2024
Location Address: 4 Palmerston Drive Exeter EX4 2JA
Proposal: Erect elevated rear balcony with double doors to be fitted to provide access from the living room.

Delegated Decision

Application Number: 24/1217/TPO Delegation Briefing:
Decision Type: Permitted Date: 13/11/2024
Location Address: 32 Winchester Avenue Exeter EX4 2DJ
Proposal: T1 - Oak, three stemmed tree bifurcating at approximately 2m above ground level (AGL). Eastern stem - reduce by 2m, maximum diameter of cut (MDC) 50mm. Northern stem - reduce limb arising at 7m AGL by 2m, MDC 50mm. South-western stem - reduce by 2.5m, MDC 75mm. Reduce limb growing north arising at 4m AGL by 3m, MDC 75mm. Crown lift to 3m AGL. This large tree's limbs and branches are extending beyond the rest of the canopy and the intended reduction is to alleviate the weight stresses throughout the tree's limbs and unions. The works are considered arboriculturally appropriate.

Delegated Decision

Application Number: 24/1378/CAT Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 19/11/2024
Location Address: 9 Foxglove Rise Exeter EX4 2PJ
Proposal: The trees to the left of the house overhang the roof. I would like to remove the branches doing this as I am getting rats and squirrels in the loft.

Heavitree

Delegated Decision

Application Number: 24/0898/NMA Delegation Briefing:
Decision Type: Decline to Determine Date: 18/11/2024
Location Address: 4 South Avenue Exeter EX1 2DZ
Proposal: Use of brickwork to rear ground floor elevation and increase of rear single storey extension roof level by 390mm

Delegated Decision

Application Number: 24/0932/FUL Delegation Briefing:
Decision Type: Permitted Date: 14/11/2024
Location Address: 2A North Avenue Exeter EX1 2DU
Proposal: Rear dormer roof extension.

Delegated Decision

Application Number: 24/0941/FUL Delegation Briefing:
Decision Type: Permitted Date: 30/11/2024
Location Address: 2 South Avenue Exeter EX1 2DZ
Proposal: Single storey rear extension.

Delegated Decision

Application Number: 24/1052/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 12/11/2024
Location Address: 145A Sweetbrier Lane Exeter EX1 3DG
Proposal: Replace 92 year old dangerous wall with new composite fence.

Delegated Decision

Application Number: 24/1102/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 26/11/2024
Location Address: 79 East Wonford Hill Exeter EX1 3DB
Proposal: First floor extension of bay window with gabled roof above.
Replacement of ground floor front window by French doors.
Installation of front roof light windows. Hip to gable roof
enlargement with side-facing window at roof level. Full width rear
box dormer window/ roof extension with rear Juliette balconies.
Vertical cladding to walls above ground floor level.

Delegated Decision

Application Number: 24/1119/TPO Delegation Briefing:
Decision Type: Permitted Date: 28/10/2024
Location Address: 121 Hamlin Lane Exeter EX1 2SF
Proposal: T1 - Walnut - Prune the entire crown (top and sides) back to the previous growth points; previous reduction points when last pruned in 2019) . Regrowth removed is approximately 2-3 metres.
Reasons - The five years of regrowth has reached a point where it is now touching the house. The original plan was to prune this back only. But some of the re-growth has failed in recent storms.
Due to the inherent weaker nature of re-growth branch unions I felt it reasonable to carry out the same pruning again this year.Hywel Davies - Consultant at Exe Tree Care

Delegated Decision

Application Number: 24/1131/CAT Delegation Briefing:
Decision Type: Permitted Date: 13/11/2024
Location Address: 9 Mont Le Grand Exeter EX1 2PD
Proposal: CYPRESS TREETo trim the tree by 20% and remove one large dead branch. I am concerned that the wind will bring it down and it may fall into the road.The work is to be done by Belmont Tree surgeon

Delegated Decision

Application Number: 24/1144/NMA Delegation Briefing:
Decision Type: Withdrawn Returned Date: 21/11/2024
(unlikely to be det.)
Location Address: 49 Kingsway Exeter EX2 5EN
Proposal: INVALID - E MAIL 8/10/24 Reduction in size to proposed new loft window and change of render colour to a pale colour; modify fascia, trim and rainwater good colours to white; clarify ground floor extension sliding door to PPC aluminium (double glazed); modify utility room external door to a half-glazed door; brick soldier course above new extension doors and window to match existing.

Delegated Decision

Application Number: 24/1157/CAT Delegation Briefing:
Decision Type: Permitted Date: 18/11/2024
Location Address: 18 North Avenue Exeter EX1 2DU
Proposal: T3 Pear. Winter pruning to fruit tree to improve health and shape.T4 Spruce. Lightly thin crown to allow more wind and light through.T5 Bay. Reduce in height (by approx 2m) to improve shape and improve light levels of gardens.T6 Yew. Reduce in height (by approx 2m) to improve shape and improve light levels of gardens.T7 Conifer. Remove to provide additional space and light to adjacent trees/vegetation. T8 Holly. Remove to provide additional space and light to adjacent trees/vegetation.T10 Apple. Winter pruning to fruit tree to improve health and shape.

Delegated Decision

Application Number: 24/1163/CAT Delegation Briefing:
Decision Type: Permitted Date: 21/11/2024
Location Address: 4 St Johns Villas Sivell Place Exeter EX2 5ES
Proposal: T1 - Bay - Fell

County Decisions

Application Number: 24/1171/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 25/11/2024
Location Address: 38 Baker Street Exeter EX2 5EA
Proposal: Rear flat roof dormer and roof lights to the front.

Delegated Decision

Application Number: 24/1202/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 28/11/2024
Location Address: 49 Kingsway Exeter EX2 5EN
Proposal: Loft conversion including formation of new flat roof dormer, demolition of existing lean-to utility room and creation of new pitched-roof extension incorporating internal modifications, modifications to existing garage to create external storage and construction of new garden office.

Delegated Decision

Application Number: 24/1219/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 22/11/2024
Location Address: 26 Lower Avenue Exeter EX1 2PR
Proposal: Loft conversion with rear dormer.

Delegated Decision

Application Number: 24/1247/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 22/11/2024
Location Address: 9 Lower Avenue Exeter EX1 2PR
Proposal: Rear flat roof dormer and front roof lights.

Mincinglake And Whipton

Delegated Decision

Application Number: 24/0234/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 21/11/2024
Location Address: Land Off Spruce Close And Celia Crescent Spruce Close Exeter
Proposal: Discharge conditions 5 (Lighting Design Strategy), 6 (Written Scheme of Archaeological Investigation), 7 (Surface Water Drainage), 8 (CEMP), 9 (Contamination), 11 (Tree/Hedgerow Protection Scheme), 16 (Vehicular/Pedestrian/Cycle Route Details) and 17 (Wearing Course Details) of permission ref. 20/0538/OUT - Outline application for up to 93 residential dwellings. (REVISED DESCRIPTION)

Delegated Decision

Application Number: 24/0823/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 04/11/2024
Location Address: 22 Fox Road Exeter EX4 8ND
Proposal: Single-storey rear extension.

Delegated Decision

Application Number: 24/0897/FUL Delegation Briefing:
Decision Type: Permitted Date: 21/10/2024
Location Address: St Boniface Church Brookway Exeter EX1 3JH
Proposal: Installation of four air source heat pumps to the north side of the building.

Delegated Decision

Application Number: 24/1109/FUL Delegation Briefing:
Decision Type: Permitted Date: 31/10/2024
Location Address: 81 Chancellors Way Exeter EX4 9DX
Proposal: Conversion of existing garage into kitchen with a rear landing and steps down to the rear garden. Formation of a rear Juliet balcony to the living room. Dressing room within the undercroft beneath the kitchen.

Delegated Decision

Application Number: 24/1134/NMA Delegation Briefing:
Decision Type: Permitted Date: 18/10/2024
Location Address: Honeylands Hospital For Children Pinhoe Road Exeter EX4 8AD
Proposal: Non-material amendment of description of planning permission 22/0313/FUL to: Redevelopment of the Honeylands building including demolition of existing extensions and the construction of replacement side and rear extensions to create a residential care centre (Use Class C2) together with associated car parking, landscaping, drainage, and other associated works including the creation of a replacement vehicular access onto Pinhoe Road.

Delegated Decision

Application Number: 24/1165/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 03/12/2024
Location Address: Dreamland Stables Church Hill Pinhoe Exeter
Proposal: Demolition of existing stables and erection of new single storey detached dwelling and associated landscaping

Delegated Decision

Application Number: 24/1174/TPO Delegation Briefing:
Decision Type: Permitted Date: 12/11/2024
Location Address: 72 Chancellors Way Exeter EX4 9DY
Proposal: The trees are as described in the arb report provided; the works involve digging a trench across the rear garden to install a root barrier, as described in the method statement provided. The reason for the works is clay-shrinkage subsidence damage to the property

Delegated Decision

Application Number: 24/1177/SUT Delegation Briefing:
Decision Type: Raise No Objection Date: 21/10/2024
Location Address: Land Off Spruce Close And Celia Crescent Spruce Close Exeter
Proposal: Consultation request (section 8(3) of the Water Industry Act 1991) on proposal to grant a variation of appointment to permit Icosa Water Services Limited to become the water and sewerage company for the Site.

Newtown And St Leonards**Committee Decision**

Application Number: 23/0490/FUL Delegation Briefing:
Decision Type: Permitted Date: 08/10/2024
Location Address: Land At Summerland Street (Between Red Lion Lane And Verney Street), Exeter, EX1 2AL
Proposal: Demolition of existing buildings and the construction of a 145 bed-space co-living development (up to 6 storeys in height) and associated works (Revised Plans).

Delegated Decision

Application Number: 24/0109/FUL Delegation Briefing:
Decision Type: Permitted Date: 02/12/2024
Location Address: 50 Topsham Road Exeter EX2 4NF
Proposal: Substation and associated boundary treatments

Delegated Decision

Application Number: 24/0485/SO Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 10/10/2024
Location Address: Clarendon House Western Way Barnfield Exeter EX1 2DA
Proposal: Request for screening opinions under regulation 6 of the Town and Country Planning (EIA)

Delegated Decision

Application Number: 24/0516/FUL Delegation Briefing: 06/08/2024
Decision Type: Permitted Date: 26/11/2024
Location Address: 3 Claremont Grove Exeter EX2 4LY
Proposal: Replacement of existing single storey extension, conservatory and the provision of new garage. Removal of three storey rear extension, selected replacement windows and minor internal alterations.

Delegated Decision

Application Number: 24/0517/LBC Delegation Briefing: 06/08/2024
Decision Type: Permitted Date: 26/11/2024
Location Address: 3 Claremont Grove Exeter EX2 4LY
Proposal: Replacement of existing single storey extension, conservatory and the provision of new garage. Removal of three storey rear extension, selected replacement windows and minor internal alterations.

Delegated Decision

Application Number: 24/0674/FUL Delegation Briefing:
Decision Type: Permitted Date: 18/10/2024
Location Address: 18 Matford Avenue Exeter EX2 4PW
Proposal: Demolition of bungalow and creation of a two-storey, 5-bedroom dwellinghouse, with flat roof.

Delegated Decision

Application Number: 24/0864/LBC Delegation Briefing:
Decision Type: Permitted Date: 31/10/2024
Location Address: Flat 3 17 Victoria Park Road Exeter EX2 4NT
Proposal: Rebuild front garden wall that is currently leaning.

Delegated Decision

Application Number: 24/0881/FUL Delegation Briefing:
Decision Type: Permitted Date: 09/10/2024
Location Address: 79 Barrack Road Exeter EX2 5ED
Proposal: Single storey side and rear extension and widen vehicular access with automatic gate.

Delegated Decision

Application Number:	24/0985/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/10/2024
Location Address:	Kingfisher House Western Way Barnfield Exeter EX1 2FJ		
Proposal:	Minor re-cladding and elevation works		

Delegated Decision

Application Number:	24/0989/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	12/11/2024
Location Address:	23 Lucas Avenue Exeter EX4 6LZ		
Proposal:	Change of use from dwelling house C3 to small HMO C4		

Delegated Decision

Application Number:	24/1014/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	31/10/2024
Location Address:	66 Magdalen Road Exeter EX2 4TN		
Proposal:	Installation of a wood burning stove and flue		

Delegated Decision

Application Number:	24/1025/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/10/2024
Location Address:	The Lodge 22 Spicer Road Exeter EX1 1SY		
Proposal:	Installation of roof-mounted solar panels		

Delegated Decision

Application Number:	24/1037/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	04/11/2024
Location Address:	12 Wayland Avenue Exeter EX2 4PR		
Proposal:	Demolition of existing conservatory; new single storey rear extension. Two new windows on second floor rear elevation.		

Delegated Decision

Application Number: 24/1062/CAT Delegation Briefing:
Decision Type: Permitted Date: 05/11/2024
Location Address: 1 Premier Place Exeter EX2 4LB
Proposal: We have a huge ash tree in our back garden which has ash die back. The tree already has a weakness where the trunk is split and a brace has been installed at a height of approximately 10 to 12 meters. We are very keen to look after the tree and do not want it removed. We have had advice from an arborist who has suggested that the best option is to reduce the height to reduce risk of damage during storms and to generally manage the tree for its best health. He advised that if we do these works the tree should be fine for years to come. Although it does have die back it is not severe. I contacted the planning department in 2022 who confirmed that our property was in a conservation area but that there were no TPOs currently on any of our trees. We would like to reduce the whole crown to just above the height of the brace currently.

Delegated Decision

Application Number: 24/1065/FUL Delegation Briefing:
Decision Type: Permitted Date: 15/11/2024
Location Address: 3 Denmark Road Exeter EX1 1SL
Proposal: Single storey rear extension.

Delegated Decision

Application Number: 24/1112/CAT Delegation Briefing:
Decision Type: Permitted Date: 21/11/2024
Location Address: 1 Romsey Drive Exeter EX2 4PB
Proposal: T1 lime - prune back from house to clear 2m. Trim low growth and clear sign and roadside. Reduce height by 2 ? 3m. T2 holm oak - prune back by 2m over hazel. Reduce height by 2m and re-shape.

Delegated Decision

Application Number: 24/1116/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 08/10/2024
Location Address: Barnfield Road Barnfield Gate Exeter
Proposal: Discharge of Condition 7 of Ref. 19/0127/FUL, granted 23 May 2019, relating to energy efficiency

Delegated Decision

Application Number: 24/1121/CAT Delegation Briefing:
Decision Type: Permitted Date: 07/11/2024
Location Address: 19 St Leonards Road Exeter EX2 4LA
Proposal: T1 - T4: Four Silver Birch trees: Prune the back the south facing lateral branches, growing towards the patio area, by approx 1-1.5 metres.

Delegated Decision

Application Number: 24/1124/CAT Delegation Briefing:
Decision Type: Permitted Date: 18/11/2024
Location Address: 16 Marlborough Road Exeter EX2 4TJ
Proposal: T1,T2 Oak. Crown lift secondary branches to 3.5m, maximum cut diameter 50mm.T3 Supressed birch fell.T4 Magnolia. Reduce height by 1.8m and trim to shape.

Delegated Decision

Application Number: 24/1140/FUL Delegation Briefing:
Decision Type: Permitted Date: 28/11/2024
Location Address: 4 St Leonards Place Exeter EX2 4LZ
Proposal: Replacement verandah structure on front elevation, single storey rear extension with aluminium doors/windows at lower ground floor level and detached garage and new gates in front garden

Delegated Decision

Application Number: 24/1141/LBC Delegation Briefing:
Decision Type: Permitted Date: 28/11/2024
Location Address: 4 St Leonards Place Exeter EX2 4LZ
Proposal: Replacement roof and windows on west wing at rear, replacement roof on east wing, replacement verandah structure on front elevation, single storey rear extension with aluminium doors/windows at lower ground floor level, removal of first floor WC at rear, internal alterations to walls, doors and floors on lower and upper ground floors, replacement of 2 windows with doors on lower ground floor, rooflights on rear roof, detached garage and new gates in front garden, landscaping/paving in front and rear gardens and other minor works

Delegated Decision

Application Number: 24/1164/CAT Delegation Briefing:
Decision Type: Permitted Date: 21/11/2024
Location Address: 76 Blackboy Road Exeter EX4 6TB
Proposal: T1 - Apple, crown reduce to previous pruning points and thin by 10% T2 - Apple, fell to ground level T3 - Apple, fell to ground level T4 - Pear, fell to ground level T5 - Plum, minimal prune to tidy and reshape Reason for works: The trees have become unmanageable in the small rear garden and are now dominating the neighbouring gardens leading to multiple complaints from the neighbours. The boundary wall is needing assessment as damage from the trees' (T2, T3 & T4) close proximity to the wall is evident.

Delegated Decision

Application Number: 24/1176/CAT Delegation Briefing:
Decision Type: Permitted Date: 22/11/2024
Location Address: Larkbeare House Topsham Road Exeter EX2 4NG
Proposal: T1 beech tree over hanging car park to be crown lifted by 5.5m size is cat 2 T2 sycamore also over hanging same area of car park requiring a crown lift of 5.5m as well. Cat 4 T3 Holm Oak over hanging wall belonging to housing estate next door lower limbs to be taken back and upper crown to be crown lifted to 5.5m.

Delegated Decision

Application Number: 24/1196/SO Delegation Briefing:
Decision Type: EIA Not Development Date: 02/12/2024
Location Address: Department Of Works And Pensions Clarendon House Western Way Barnfield Exeter EX1 2DA
Proposal: Request for screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for Purpose Built Student Accommodation

Delegated Decision

Application Number: 24/1201/NMA Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 21/10/2024
Location Address: 14 Victoria Park Road Exeter EX2 4NT
Proposal: Amendments to the front storey extension and the number, size and position of doors/windows.

Delegated Decision

Application Number: 24/1251/CAT Delegation Briefing:
Decision Type: Permitted Date: 28/11/2024
Location Address: 24 Spicer Road Exeter EX1 1SY
Proposal: T001 - Holm Oak - Reduce crown overall by approx. 2-3m in height and lateral spread over road. Reduce smaller stem biased towards house by 3m. Prune for minimum 2m clearance from house

Delegated Decision

Application Number: 24/1262/NMA Delegation Briefing:
Decision Type: Permitted Date: 01/11/2024
Location Address: 14 Victoria Park Road Exeter EX2 4NT
Proposal: Amendments to the front storey extension and the number, size and position of doors/windows.

Delegated Decision

Application Number: 24/1266/CAT Delegation Briefing:
Decision Type: Permitted Date: 28/11/2024
Location Address: 26 St Leonards Road Exeter EX2 4LA
Proposal: T001 - Silver Birch: significantly "leggy" growth, creating excessive shading and in contact with telecommunications cable. Proposed crown reduction of approximately 3m from branch tips, to clear utilities and reduce risk of future branch failure. T002 - Apple: crown is impacting telecommunications cable. Proposed light pruning to provide at least 0.5m clearance of utilities.

Delegated Decision

Application Number: 24/1274/CAT Delegation Briefing:
Decision Type: Permitted Date: 04/12/2024
Location Address: The Gables Matford Road Exeter EX2 4PE
Proposal: T1 - Liquidambar - Prune back the lateral branches to gain a 2 metre clearance from the house. Area shown on the plan is an approximate indication of pruning to be carried out. Diameter size of pruning cut to be no greater than 4cm- Crown lift from the lawn area only, to gain a 2 metre clearance above ground level. Diameter cuts no greater than 3cm. Reasons: to prevent the tree from contacting the house in higher winds. To enable lawn mowing.

Delegated Decision

Application Number: 24/1295/DIS Delegation Briefing:
Decision Type: Permitted Date: 04/11/2024
Location Address: The Lodge 22 Spicer Road Exeter EX1 1SY
Proposal: Proposed solar panels details pursuant to condition 3 of consent 24/1025/FUL.

Delegated Decision

Application Number: 24/1296/CAT Delegation Briefing:
Decision Type: Permitted Date: 04/12/2024
Location Address: 7 Alexandra Terrace Exeter EX4 6SY
Proposal: T1 - Walnut - Reduce the height by 2 metres. Reshape all lateral branches by up to 1.5metres, leaving a balanced form. Crown lift to 6 feet clearance above ground level.

Delegated Decision

Application Number: 24/1300/CAT Delegation Briefing:
Decision Type: Permitted Date: 04/12/2024
Location Address: 14 Barnfield Hill Exeter EX1 1SR
Proposal: Removal of the fir tree which is situated close to the side wall of the Barnfield Hill Surgery main building and is now growing just above the level of the Surgery guttering. The tree will be removed by a registered Tree Surgeon called Bill Crumby of Greentreers Aboricultural Services who will remove the tree completely down to ground level. The tree is in an unsuitable position and will be replaced by a smaller tree in the nearby border which is well away from any buildings.

Pennsylvania**Delegated Decision**

Application Number: 24/0059/FUL Delegation Briefing:
Decision Type: Permitted Date: 01/11/2024
Location Address: 10 Sylvan Road Exeter EX4 6EW
Proposal: Demolition of existing single storey double garage and lean-to and construction of new two storey triple garage.

Delegated Decision

Application Number: 24/0177/FUL Delegation Briefing:
Decision Type: Withdrawn Returned Date: 21/11/2024
(unlikely to be det.)
Location Address: 65 Florida Drive Exeter EX4 5EX
Proposal: Add exterieiror, rear staircase from balcony to ground level.

County Decisions

Application Number: 24/0401/FUL Delegation Briefing:
Decision Type: Permitted Date: 11/11/2024
Location Address: 65 Florida Drive Exeter EX4 5EX
Proposal: (INVALID) External timber stair from exisiting rear balcony to access the garden. FEE NEEDS TO BE PAID

Delegated Decision

Application Number: 24/0788/FUL Delegation Briefing:
Decision Type: Permitted Date: 07/10/2024
Location Address: 27 Higher Kings Avenue Exeter EX4 6JP
Proposal: Loft conversion and roof extension.

Delegated Decision

Application Number: 24/0822/FUL Delegation Briefing:
Decision Type: Permitted Date: 15/10/2024
Location Address: 7 St Johns Road Exeter EX1 2HR
Proposal: Change sloped lean to roof to flat and add exterior cladding to lean to addition only

Delegated Decision

Application Number: 24/1048/FUL Delegation Briefing:
Decision Type: Permitted Date: 03/12/2024
Location Address: Exeter Service Station Prince Charles Road Exeter EX4 7BY
Proposal: Erection of five new jet washes, and one sub-station enclosure, combi unit, valeting bay and associated works

Delegated Decision

Application Number: 24/1170/PD Delegation Briefing:
Decision Type: Was lawful use Date: 14/11/2024
Location Address: 85 Priory Road Exeter EX4 7AP
Proposal: Proposed single storey rear extension. 4.8m deep, 3m high and 2.8m to the eaves. Constructed from matching materials.

Delegated Decision

Application Number: 24/1173/PD Delegation Briefing:
Decision Type: Prior Approval Not Required Date: 19/11/2024
Location Address: 87 Priory Road Exeter EX4 7AP
Proposal: Single storey rear extension. Extension Length: 4.7m, Proposed Height: 3m, Extension Eaves Height: 2.7m

Delegated Decision

Application Number: 24/1261/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 13/11/2024
Location Address: 64 Sylvan Road Exeter EX4 6HA
Proposal: Discharge of conditions 7 (Cycle Storage) and 8 (Travel Plan) with regards to 24/0332/FUL

Delegated Decision

Application Number: 24/1270/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 25/11/2024
Location Address: 13 Pamela Road Exeter EX1 2UF
Proposal: Construction of a single storey side and rear extension, and loft conversion with hip to gable roof extension and rear dormer

Delegated Decision

Application Number: 24/1336/NMA Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 14/11/2024
Location Address: Land South Of 15 The Fairway Exeter
Proposal: Removal of car port roof

Pinhoe**Committee Decision**

Application Number: 24/0655/FUL Delegation Briefing: 20/08/2024
Decision Type: Permitted Date: 10/10/2024
Location Address: 21 Huntsham Road Exeter EX1 3GH
Proposal: Change of use from residential dwelling (Use Class C3) to a residential children home (Use Class C2).

Delegated Decision

Application Number: 24/0753/PD Delegation Briefing:
Decision Type: Permitted Date: 11/11/2024
Location Address: 29 Thackeray Road Exeter EX4 8HD
Proposal: Construction of rear bedroom extension and conversion of existing out-building.

Delegated Decision

Application Number: 24/0859/FUL Delegation Briefing:
Decision Type: Permitted Date: 28/11/2024
Location Address: 62 Park Lane Exeter EX4 9HP
Proposal: Two storey side extension, single storey rear extension and associated works.

Delegated Decision

Application Number: 24/0901/FUL Delegation Briefing: 15/10/2024
Decision Type: Permitted Date: 29/10/2024
Location Address: 14 Jersey Road Exeter EX4 9AN
Proposal: Proposal for three rear facing rooflights

Delegated Decision

Application Number: 24/1016/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 04/11/2024
Location Address: 30 Warwick Way Exeter EX4 8ER
Proposal: Single-storey rear extension

Delegated Decision

Application Number: 24/1050/TPO Delegation Briefing:
Decision Type: Permitted Date: 18/10/2024
Location Address: 12 Steps Close Exeter EX1 3QH
Proposal: T1 - Oak Tree - To crown lift by approximately 0.5m as some branches are now catching vehicles driving past.

Delegated Decision

Application Number: 24/1071/FUL Delegation Briefing:
Decision Type: Permitted Date: 21/11/2024
Location Address: 22 Bindon Road Exeter EX4 9HN
Proposal: Two dormers to front elevation.

Delegated Decision

Application Number: 24/1089/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 26/11/2024
Location Address: 5 Petersfield Pinn Hill Pinhoe Exeter EX1 3BN
Proposal: Discharge Conditions 3, 5 and 6 of 23/1105/FUL.

County Decisions

Application Number: 24/1100/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 19/11/2024
Location Address: 8 Tithebarn Copse Exeter EX1 3XP
Proposal: Minor internal alterations and a proposed rear extension to accommodate a new kitchen and open-plan dining room.

Delegated Decision

Application Number: 24/1307/MPS Delegation Briefing:
Decision Type: Pre-Application Advice Given Date: 03/12/2024
Location Address: Land Off Church Hill Church Hill Pinhoe Exeter
Proposal: Discussion sought with Case Officer (Matt Diamond) for 23/0958/FUL to determine if scheme would be reconsidered in light of upcoming changes to NPPF and the resultant impact on the City Council's land supply position. If the Council's position remains unchanged from that of when the application was refused; additional advice is requested as to what quantum of development etc. would be acceptable on the site.

Priory

Delegated Decision

Application Number: 24/0727/FUL Delegation Briefing:
Decision Type: Permitted Date: 06/11/2024
Location Address: 11 Masterson Street Exeter EX2 5GR
Proposal: The design and installation of an air source heat pump system. The design and installation of solar panel and batteries Modules and StringsBattery Storage (ESS)7 x 430w ALL BLACK 430w ALL BLACK TIER 1 Panel 430Watts1 Total Strings. Voc for strings (NOT SPECIFIED). Isc for strings = (NOT SPECIFIED)InvertersManufacturer(s): Sunsynk Inverter(s): 1 x SUNSYNK-3.6K-SG01/03LP1 Total rating: 3.6kWMax AC Current: %AC Current%ABattery Storage (ESS)1 x SunSynk Sept 2023 - SunSynk 5.32 5.32 Total kWh

Delegated Decision

Application Number: 24/0993/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 21/11/2024
Location Address: Land North East Of 371 Topsham Road Access To West Of England School Exeter
Proposal: Discharge conditions 13 (Security Fence Design), 15 (Border Management Plan), 16 (Cycle Parking), 17 (Disabled Parking) and 18 (EV Charging Points) 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: 24/1145/PDPV Delegation Briefing:

Decision Type: Prior Approval Not Required Date: 11/11/2024

Location Address: Vantage Point Pynes Hill Exeter EX2 5FD

Proposal: The solar photovoltaic (PV) installation is proposed on the roofs of Vantage Point, Pynes Hill, Exeter EX2 5FD. At around 93.28kW in total the proposed PV installation is below the permitted development threshold of 1 Megawatt (MW). Total 212 solar panels will be installed on the proposed building of the site. The roof pitch of the proposed structure is 20 degrees, and the panels will face 219. The total area of the pitched roof is estimated to be ~ 604.34m². The proposed solar PV equipment has, as far as practicable, been sited to minimise its effect on the external appearance of the building and the amenity of the area. The roof slopes that the solar PV panels will be mounted on are pitched and the PV panels will be mounted on frames parallel to the existing roof pitch so will have a minimal effect on the external appearance of the building and the amenity of the area. The solar PV equipment will not: ?Project more than 200mm from the roof slopes. nor ?Be installed within 1 metre of the external edges of the roofs. The solar PV equipment will be removed as soon as reasonably practicable when no longer needed. The effect of glint and glare are considered to be minimal and localised. Both glint and glare attenuate with distance, with glare reducing rapidly. Several aspects of the installation will reduce the risks further: ? Solar PV panels are purposely designed to absorb rather than reflect light, as any reflection would waste potential energy. The surface of PV panels is intentionally rough to reduce reflection and facilitate absorption of the maximum quantity of sunlight. A 2009 study of solar panels showed that solar panels reflected 3-5% of incoming sunlight, which was less than steel (approximately 46%), standard glass (approximately 10%) or smooth water (approximately 5%). (Source: SunPower Solar Module Glare and Reflectance Technical Notification, T09014, September 2009). ? The aluminium and steel which make up the solar panel frames and mounting

Delegated Decision

Application Number: 24/1187/DIS Delegation Briefing:

Decision Type: Condition(s) Fully Discharged Date: 11/10/2024

Location Address: Land North East Of 371 Topsham Road Access To West Of England School Exeter

Proposal: Discharge condition 4 (Archaeological Written Scheme of Investigation) 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 (Revised Plans).

Delegated Decision

Application Number: 24/1213/TPO Delegation Briefing:
Decision Type: Permitted Date: 04/12/2024
Location Address: Street Record Millstream Exeter EX2 6GD
Proposal: T1 - Wych Elm - Crown reduce lateral branches north by 2m. in length (see document 05246TPO Applic - Elm 29.05.24 for full information)

Delegated Decision

Application Number: 24/1256/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 02/12/2024
Location Address: Land North East Of 371 Topsham Road Access To West Of England School Exeter
Proposal: Discharge condition 14 (timetable for implementation of landscape and ecology work, and details of management regime and biodiversity monitoring) 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.

St Davids**Delegated Decision**

Application Number: 23/1495/FUL Delegation Briefing: 26/11/2024
Decision Type: Permitted Date: 28/11/2024
Location Address: Mill On The Exe Bonhay Road Exeter EX4 3AB
Proposal: External garden works including new hard wearing surfaces, external seating, lighting and associated structures, amendments to covers, and reconfiguration of garden layout and soft landscaping.

Delegated Decision

Application Number: 23/1495/FUL Delegation Briefing: 29/10/2024
Decision Type: Permitted Date: 28/11/2024
Location Address: Mill On The Exe Bonhay Road Exeter EX4 3AB
Proposal: External garden works including new hard wearing surfaces, external seating, lighting and associated structures, amendments to covers, and reconfiguration of garden layout and soft landscaping.

Delegated Decision

Application Number: 24/0174/ADV Delegation Briefing:
Decision Type: Permitted Date: 30/10/2024
Location Address: Mill On The Exe Bonhay Road Exeter EX4 3AB
Proposal: Two single sided freestanding signs (sign A), One externally illuminated double-sided projecting pictorial sign (Sign B), Five sets of signwriting - three externally illuminated (Signs C), Six externally illuminated disclaimer/directional signs (Signs D), One externally illuminated wall mounted sign formed of individual lettering (Sign E).

Delegated Decision

Application Number: 24/0612/FUL Delegation Briefing:
Decision Type: Permitted Date: 11/10/2024
Location Address: 1 - 2 Princesshay Exeter EX1 1GE
Proposal: External alterations.

Delegated Decision

Application Number: 24/0613/ADV Delegation Briefing:
Decision Type: Permitted Date: 10/10/2024
Location Address: 1 - 2 Princesshay Exeter EX1 1GE
Proposal: 1no. replacement high-level sign

Delegated Decision

Application Number: 24/0689/LBC Delegation Briefing:
Decision Type: Permitted Date: 15/10/2024
Location Address: Southernhay Studios Southernhay East Exeter EX1 1AP
Proposal: Replacement window on rear elevation

Delegated Decision

Application Number: 24/0690/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 07/10/2024
Location Address: 2 St Bernards Close Exeter EX2 4RX
Proposal: Single Storey rear extension, conversion of loft space including installation of dormers and alteration to boundary wall.

Delegated Decision

Application Number: 24/0747/FUL Delegation Briefing:
Decision Type: Permitted Date: 14/10/2024
Location Address: Michael Spiers Jewellers Ltd 22 Cathedral Yard Exeter EX1 1HB
Proposal: Reconfigure existing layout to accept new shop fit. New M&E, Hvac and fire detection systems to be installed. New decoration and flooring throughout. Refurbish existing shop front / facade.

Delegated Decision

Application Number: 24/0748/LBC Delegation Briefing:
Decision Type: Permitted Date: 14/10/2024
Location Address: Michael Spiers Jewellers Ltd 22 Cathedral Yard Exeter EX1 1HB
Proposal: Reconfigure existing layout to accept new shop fit. New M&E, Hvac and fire detection systems to be installed. New decoration and flooring throughout. Refurbish existing shop front / facade.

Delegated Decision

Application Number: 24/0806/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 31/10/2024
Location Address: Exeter College Further Education Hele Road Exeter EX4 4JS
Proposal: Discharge conditions 15 (surface water drainage - detailed design), 16 (surface water drainage - adoption and maintenance), 19 (contamination) and 20 (Construction Method Statement) for phase 2 (buildings B&C) of planning permission 19/0315/OUT - Outline application for the redevelopment of the Exeter College Hele Road Campus (including demolition of some existing buildings) to deliver upgraded, purpose-built educational facilities, together with the provision of associated landscaping, pedestrian access improvements and associated infrastructure (With all matters reserved) (Exeter College Masterplan).

Delegated Decision

Application Number: 24/0874/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 27/11/2024
Location Address: The Harlequin Centre Paul Street Exeter EX4 3TT
Proposal: Discharge conditions 6 (Construction Details) and 7 (CEMP) 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: 24/0905/FUL Delegation Briefing:
Decision Type: Permitted Date: 30/10/2024
Location Address: Musgrave House Gandy Street Exeter EX4 3JR
Proposal: Change of use from nine flats (Class C3) to Commercial, Business and Service Uses (Class E)

Delegated Decision

Application Number: 24/0920/LED Delegation Briefing:
Decision Type: Was lawful use Date: 27/11/2024
Location Address: Flat 11 8 Palace Gate Exeter EX1 1JA
Proposal: Dwelling house use (C3 use) of the ground floor area known as Flat 11

Delegated Decision

Application Number: 24/0943/FUL Delegation Briefing:
Decision Type: Permitted Date: 08/10/2024
Location Address: 20 Bonhay Road Exeter EX4 4BR
Proposal: Loft conversion with rear dormers

Delegated Decision

Application Number: 24/0965/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 27/11/2024
Location Address: The Harlequin Centre Paul Street Exeter EX4 3TT
Proposal: Part-discharge condition 5 (a - management of surface water and silt run-off during demolition and construction phases) 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: 24/0968/ADV Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 22/11/2024
Location Address: 211 High Street Exeter EX4 3ED
Proposal: Installation of 3 no. internally illuminated fascia lettering signs.

Delegated Decision

Application Number: 24/0973/LBC Delegation Briefing:
Decision Type: Permitted Date: 28/10/2024
Location Address: Cricklepit Mill Commercial Road Exeter EX2 4AB
Proposal: Creation of new office within existing reception area, constructed from metal framework and safety glazed panels.

Delegated Decision

Application Number: 24/0982/FUL Delegation Briefing:
Decision Type: Permitted Date: 24/10/2024
Location Address: 2 Silver Terrace Exeter EX4 4JE
Proposal: Single storey rear infill extension and alterations to existing extensions

Delegated Decision

Application Number: 24/0983/LBC Delegation Briefing:
Decision Type: Permitted Date: 24/10/2024
Location Address: 2 Silver Terrace Exeter EX4 4JE
Proposal: Single storey rear infill extension and alterations to existing extensions, insertion of bathroom on second floor and alterations to walls and doors on the ground floor

Delegated Decision

Application Number: 24/0991/NMA Delegation Briefing:
Decision Type: Permitted Date: 11/10/2024
Location Address: Former Exeter Royal Academy For Deaf Education 50 Topsham Road Exeter Devon EX2 4NF
Proposal: Non-Material Amendment to planning permission 23/0880/FUL to carry out minor alterations to the design, including changing all steel posted balconies to cantilevered and reconfiguration of windows.

Delegated Decision

Application Number: 24/0992/ADV Delegation Briefing:
Decision Type: Permitted Date: 08/11/2024
Location Address: 22 Princesshay Exeter EX1 1GE
Proposal: Change to existing shopfront with proposed aluminium surface fixed Matt white LED internally illuminated sign and individual lettering on existing clear glass

Delegated Decision

Application Number: 24/0996/FUL Delegation Briefing:
Decision Type: Permitted Date: 08/10/2024
Location Address: 228 High Street Exeter EX4 3LR
Proposal: Replacement windows at first and second floor

Delegated Decision

Application Number: 24/1030/ADV Delegation Briefing:
Decision Type: Permitted Date: 04/11/2024
Location Address: Fitness First Tudor Street Exeter EX4 3BR
Proposal: Internally illuminated name board on the front of the building, and promotional vinyls signs in two windows (front and side rear)

Delegated Decision

Application Number:	24/1049/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	15/10/2024
Location Address:	Exeter College Further Education Hele Road Exeter EX4 4JS		
Proposal:	Discharge condition 8 (Materials for Block B) of reserved matters approval 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:	24/1051/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/11/2024
Location Address:	Cricklepit Mill Commercial Road Exeter EX2 4AB		
Proposal:	13Ash and sycamore - No TPO's present		

Delegated Decision

Application Number:	24/1111/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/11/2024
Location Address:	5 Cathedral Close Exeter EX1 1EZ		
Proposal:	Installation of new staircase from ground to first floor, removal of walls on ground floor, new doorway, widened doorway and new toilet facilities on first floor and replacement nosings on staircase and new handrails to second floor and attic room		

Delegated Decision

Application Number:	24/1129/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/11/2024
Location Address:	2 Cathedral Court Southernhay East Exeter EX1 1AF		
Proposal:	Conversion of part of ground floor to create a self-contained flat including replacement of door with window on north elevation and internal alterations involving walls and doors		

Delegated Decision

Application Number:	24/1143/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/11/2024
Location Address:	Higher Market Guildhall Shopping And Dining, The Terrace Queen Street Exeter Devon EX4 3FB		
Proposal:	Replacement Fascia sign		

Delegated Decision

Application Number: 24/1168/FUL Delegation Briefing:
Decision Type: Permitted Date: 22/11/2024
Location Address: 11 West Street Exeter EX1 1BB
Proposal: Change of use from class E to Sui generis for use as a Tattoo studio.

Delegated Decision

Application Number: 24/1215/CAT Delegation Briefing:
Decision Type: Permitted Date: 22/11/2024
Location Address: The Coach House 26 Palace Gate Exeter EX1 1JA
Proposal: T1 - Holm Oak. Reduce lower half of canopy on the southern aspect by 2-3m, maximum diameter of cut 60mm. Crown lift southern aspect to 2.5m above ground level, maximum diameter of cut 50mm. Remove major hazardous deadwood.

Delegated Decision

Application Number: 24/1216/CAT Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 29/11/2024
Location Address: Weirfield House Larkbeare Road Exeter EX2 4DJ
Proposal: T001 ? x1 Mature Monterey Cypress. Sectionally, dismantle fell & remove to ground level.

Delegated Decision

Application Number: 24/1221/CAT Delegation Briefing:
Decision Type: Permitted Date: 28/11/2024
Location Address: Southernhay Lodge Barnfield Crescent Exeter
Proposal: T1- Sycamore Side prune lateral branches to gain a 2m clearance from adjacent building.T2- Sycamore Re pollard or crown reduce to gain a minimum clearance of 2m and sever the ivy engulfing the tree.T3- Coppice self seeder to prevent wall failure.T4- Light side reduction of selected lateral branches growing towards adjacent building.T2 has historically been pollarded and so has some weak unions, if the planning officer is against a re pollard we would like to reduce the crown spread by 2-3 metres.T4 would be a minimal reduction of lateral branches growing towards the neighbouring building of 2m

Delegated Decision

Application Number: 24/1276/CAT Delegation Briefing:
Decision Type: Permitted Date: 29/11/2024
Location Address: 1 The Cloisters, Exeter Cathedral Office Cathedral Close Exeter Devon EX1 1HS
Proposal: T26 - Crab Apple, dismantle to ground level T27 - Cherry, dismantle to ground level Reason for works:Both trees are in severe decline to the point where it's unlikely that any new foliage will be produced next spring.

Delegated Decision

Application Number: 24/1289/NMA Delegation Briefing:
Decision Type: Permitted Date: 06/11/2024
Location Address: The Harlequin Centre Paul Street Exeter EX4 3TT
Proposal: Non-material amendment to planning permission 21/1104/FUL to change the wording of the first paragraph of condition 10 from: Demolition works, or any other works which cause disturbance to bats, shall not in any circumstances commence unless the Local Planning Authority has been provided with either: To: Works which cause disturbance to bats shall not, in any circumstances, commence unless the Local Planning Authority has been provided with either:

Delegated Decision

Application Number: 24/1308/CAT Delegation Briefing:
Decision Type: Permitted Date: 28/11/2024
Location Address: 42 St Davids Hill Exeter EX4 4DT
Proposal: T1 - 1 x Cherry tree - Reduce in height by 3m to suitable growth points. Reduce remaining canopy to match creating a neat and tidy shape. H1 - Hedge running from the entrance to Little Silver to number 44. To reduce the height of the hedge by 1 foot. To trim the annual growth on all other profiles. T2 - 1 x Wisteria - To trim the annual growth. T3 - 1 x Olive tree - To remove the rear stem back to the main union. Reduce in height by 1.5m to suitable growth points. Reduce remaining canopy to match creating a neat and tidy shape. Crown thin overall leaf bearing twig structure by approximately 15%. T4 & T5 - 2 x Bay tree - To trim the annual growth on all profiles to create a neat and tidy spherical shape. T6 - 1 x Fig tree - Reduce in height by 1.5m to suitable growth points. Reduce remaining canopy to match creating a neat and tidy shape. Crown thin overall leaf bearing twig structure by approximately 15%. These works are very minimal tree cutting trees in a small domestic garden. That a cyclic pruning regime is initiated to increase the longevity of the tree. Trees are being pruned and reduced to ensure they are a more manageable height and size. Hedge trimming is hard cut back of the annual growth. All pruning cuts to be made back to suitable growth points and will not 75mm in diameter.

St Loyes**Delegated Decision**

Application Number: 24/0935/PD Delegation Briefing:
Decision Type: Prior Approval Required and Date: 07/10/2024
Refused
Location Address: Moto Hospitality Exeter Motorway Services Area Sidmouth Road St Loyes Exeter EX2 7HF
Proposal: Installation of 209 roof mounted solar panels and associated equipment at Moto Exeter Service Station

Delegated Decision

Application Number: 24/1061/FUL Delegation Briefing:
Decision Type: Permitted Date: 11/11/2024
Location Address: Moto Hospitality Exeter Motorway Services Area Sidmouth Road St Loyes Exeter EX2 7HF
Proposal: Construction of electric heavy goods vehicle (eHGV) charging hub with associated works

Delegated Decision

Application Number: 24/1094/FUL Delegation Briefing:
Decision Type: Permitted Date: 19/11/2024
Location Address: 9 Weycroft Close Exeter EX1 3UJ
Proposal: Conversion of garage space for use as living accommodation (retrospective).

County Decisions

Application Number: 24/1114/FUL Delegation Briefing:
Decision Type: Permitted Date: 04/11/2024
Location Address: Unit D4 Kestrel Way Sowton Industrial Estate Exeter EX2 7LA
Proposal: Change of use from B8 (storage/distribution) use to F.1 (education) use

Delegated Decision

Application Number: 24/1133/FUL Delegation Briefing:
Decision Type: Permitted Date: 12/11/2024
Location Address: 12 Sandy View Exeter EX2 7PN
Proposal: Single storey rear extension.

Delegated Decision

Application Number: 24/1184/FUL Delegation Briefing:
Decision Type: Permitted Date: 02/12/2024
Location Address: 73 Woodland Drive Exeter EX2 7PR
Proposal: Construction of porch to front elevation.

St Thomas**Delegated Decision**

Application Number: 24/0626/FUL Delegation Briefing:
Decision Type: Permitted Date: 08/11/2024
Location Address: St. Thomas Centre, Cowick Street, Exeter, EX4 1AJ
Proposal: Provision of electric vehicle charging bays and associated works and sub-station.

Delegated Decision

Application Number: 24/1031/FUL Delegation Briefing:
Decision Type: Permitted Date: 28/10/2024
Location Address: 23 Woodah Road Exeter EX4 1ET
Proposal: Single-storey infill rear extension (following refusal of application reference 24/0512/FUL)

Delegated Decision

Application Number: 24/1072/PD Delegation Briefing:
Decision Type: Prior Approval Not Required Date: 12/11/2024
Location Address: 22 Berkshire Drive Exeter EX4 1NF
Proposal: Single storey rear flat roof extension with internal alterations.

Delegated Decision

Application Number: 24/1172/PDCD Delegation Briefing:
Decision Type: Prior Approval Required and Date: 29/11/2024
Refused
Location Address: 32 Okehampton Street Exeter EX4 1DY
Proposal: Change of use of building to 5 self-contained flats (Prior Approval application using Class MA in Schedule 2, Part 3 of England's General Permitted Development Order 2015)

Delegated Decision

Application Number: 24/1197/CAT Delegation Briefing:
Decision Type: Permitted Date: 21/11/2024
Location Address: 92 Regent Street Exeter EX2 9EH
Proposal: 12The tree is not subject to a preservation order. It is highlighted via an arrow in the satellite image accompanying this application. We would like the tree (including stump) to be completely removed from the property via the best method a tree surgeon suggests (we have not consulted one as yet). Principally we are worried the tree roots could damage the patio and other garden features. We also think it could be a potential hazard to our house in stormy weather/high winds. The tree also blocks light to the patio and house.

Delegated Decision

Application Number: 24/1231/CAT Delegation Briefing:
Decision Type: Permitted Date: 26/11/2024
Location Address: 57 Cowick Street Exeter EX4 1HR
Proposal: 18T001 - 1x Mature Eucalyptus - Tree is leaning with both Ganoderma spp and honey fungus present. Remove to ground level and stump grind. Please see photos attached.

Government Department

Application Number:	24/1288/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	05/12/2024
Location Address:	81 Wardrew Road Exeter EX4 1EZ		
Proposal:	Loft conversion including a change from a hip to a gable, dormer window and a velux along with associated internal works.		

Delegated Decision

Application Number:	24/1320/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	04/12/2024
Location Address:	11 Princes Square Exeter EX2 9AN		
Proposal:	T1 Cherry- Crown Thin- Removing selected branches in the upper canopy to reduce current density by up to 20% T2 Pittosporum- Reduce height by 2 meters T3 Box Elder Crown Thin- Removing selected branches in the upper canopy to reduce current density by up to 20%. Also remove branches are over hanging next door garden.		

Topsham**County Decisions**

Application Number:	24/0216/NMA	Delegation Briefing:	
Decision Type:	Decline to Determine	Date:	18/11/2024
Location Address:	79 Dart Avenue Exeter EX2 7TX		
Proposal:	Roof changed from flat roof to pitched roof.		

Delegated Decision

Application Number:	24/0272/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	19/11/2024
Location Address:	16 Holland Park Exeter EX2 7JE		
Proposal:	Garden Room (5mx4m + 800mm overhang), flat roof 2.4m high built with fire retardant cladding within 2m of boundary fence. Adjoining to the Garden Room will be a pergola/canopy extension (5.4m x 4.8m) that will not be attached to the existing property, it will have a back wall & under-roof made of the same fire retardant cladding as the Garden Room and 2 skylights on the roof. No alteration to the property required to gain access to the work site.		

Delegated Decision

Application Number:	24/0528/CONR	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/10/2024
Location Address:	Quay Gardens Well Monmouth Avenue Topsham EX3 0AF		
Proposal:	Section 73 Variation of Condition 6 (Landscaping) of Planning Approval 21/0686/FUL dated 02/08/2021 (Construction of a detached 3 bedroom house with an integral garage). Variation to consist of changes to landscaping details.		

Delegated Decision

Application Number: 24/0606/FUL Delegation Briefing: 29/10/2024
Decision Type: Permitted Date: 29/10/2024
Location Address: 405 Topsham Road Exeter EX2 7AB
Proposal: Two-storey rear extension

Delegated Decision

Application Number: 24/0647/TPO Delegation Briefing:
Decision Type: Permitted Date: 30/10/2024
Location Address: 12 Parkfield Way Topsham EX3 0DP
Proposal: Three trees need work because they are obstructing neighbouring properties including the Nursery at the Old Station House, the platform at Topsham Station and the road Holman Way. The trees are marked Tree1, Tree2, tree3 on the attached plan. They need to be pruned back to remove the obstructing branches from the road and neighbouring properties. This will entail trimming back and removing small branches. There will be no work done on large branches (bigger than 12 cm in diameter) Trees 1 and 2 are beech and tree 3 is sycamore

County Decisions

Application Number: 24/0665/FUL Delegation Briefing:
Decision Type: Permitted Date: 16/10/2024
Location Address: Retreat Boatyard The Retreat Drive Topsham EX3 0LS
Proposal: Insertion of conservation area rooflights in existing roof.

Delegated Decision

Application Number: 24/0666/LBC Delegation Briefing:
Decision Type: Permitted Date: 16/10/2024
Location Address: Retreat Boatyard The Retreat Drive Topsham EX3 0LS
Proposal: Insertion of conservation area rooflights in existing roof.

Delegated Decision

Application Number: 24/0739/FUL Delegation Briefing:
Decision Type: Permitted Date: 14/11/2024
Location Address: 49 Victoria Road Topsham EX3 0EU
Proposal: First floor side extension and single storey rear extension.

Delegated Decision

Application Number: 24/0840/FUL Delegation Briefing:
Decision Type: Permitted Date: 11/10/2024
Location Address: 3 Hoods Buildings Fore Street Topsham EX3 0HT
Proposal: Renovation of No.3 Hoods Buildings including dormer enlargement and rear rooflight.

Delegated Decision

Application Number: 24/0841/LBC Delegation Briefing:
Decision Type: Permitted Date: 11/10/2024
Location Address: 3 Hoods Buildings Fore Street Topsham EX3 0HT
Proposal: Renovation of No.3 Hoods Buildings including dormer enlargement and rear rooflight.

Delegated Decision

Application Number: 24/0964/LBC Delegation Briefing:
Decision Type: Permitted Date: 08/10/2024
Location Address: 9 Monmouth Hill Topsham EX3 0JQ
Proposal: Wall-mounted gas meter

Delegated Decision

Application Number: 24/0966/FUL Delegation Briefing:
Decision Type: Permitted Date: 05/11/2024
Location Address: Acorns Elm Grove Road Topsham Exeter EX3 0EQ
Proposal: Single storey shed in front garden

Delegated Decision

Application Number: 24/1009/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 11/11/2024
Location Address: 7 White Street Topsham EX3 0AA
Proposal: Proposed single storey rear/side extension incorporating outbuilding

Delegated Decision

Application Number: 24/1010/LBC Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 11/11/2024
Location Address: 7 White Street Topsham EX3 0AA
Proposal: Proposed single storey rear/side extension incorporating outbuilding

Delegated Decision

Application Number: 24/1011/FUL Delegation Briefing:
Decision Type: Permitted Date: 03/12/2024
Location Address: Clystside Elm Grove Road Topsham Exeter EX3 0BN
Proposal: Single storey rear extension and replacement doors, windows and eaves detailing.

Delegated Decision

Application Number: 24/1022/FUL Delegation Briefing:
Decision Type: Permitted Date: 24/10/2024
Location Address: Mount Howe Mount Howe Topsham EX3 0BG
Proposal: Proposal for Two Garden Sheds.

Delegated Decision

Application Number: 24/1023/LBC Delegation Briefing:
Decision Type: Permitted Date: 24/10/2024
Location Address: Mount Howe Mount Howe Topsham EX3 0BG
Proposal: Proposal for Two Garden Sheds.

Delegated Decision

Application Number: 24/1066/FUL Delegation Briefing:
Decision Type: Permitted Date: 12/11/2024
Location Address: Unit 6 The Quay The Strand Topsham EX3 0JB
Proposal: Install information sign for Topsham Heritage Trail.

Delegated Decision

Application Number: 24/1073/FUL Delegation Briefing:
Decision Type: Permitted Date: 12/11/2024
Location Address: Retaining Wall At The Base Of St Margaret's Church Underway Topsham EX3 0HX
Proposal: Install information sign for new Topsham Heritage Trail

Delegated Decision

Application Number: 24/1074/LBC Delegation Briefing:
Decision Type: Permitted Date: 12/11/2024
Location Address: Retaining Wall At The Base Of St Margaret's Church Underway Topsham EX3 0HX
Proposal: Install information sign for new Topsham Heritage Trail

Delegated Decision

Application Number: 24/1075/FUL Delegation Briefing:
Decision Type: Permitted Date: 12/11/2024
Location Address: Ferry Slip Ferry Road Topsham EX3 0JN
Proposal: Install information sign for new Topsham Heritage Trail

Delegated Decision

Application Number: 24/1076/FUL Delegation Briefing:
Decision Type: Permitted Date: 12/11/2024
Location Address: Car Park Holman Way Topsham
Proposal: Install information sign for new Topsham Heritage Trail

Delegated Decision			
Application Number:	24/1077/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/11/2024
Location Address:	Topsham Rec Topsham Recreation Ground Ferry Road Topsham EX3 0JW		
Proposal:	Install information sign for new Topsham Heritage Trail		
Delegated Decision			
Application Number:	24/1078/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/11/2024
Location Address:	59 Fore Street Topsham EX3 0HL		
Proposal:	Install information sign for new Topsham Heritage Trail		
Delegated Decision			
Application Number:	24/1079/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/11/2024
Location Address:	59 Fore Street Topsham EX3 0HL		
Proposal:	Install information sign for new Topsham Heritage Trail		
Delegated Decision			
Application Number:	24/1080/NMA	Delegation Briefing:	
Decision Type:	Decline to Determine	Date:	18/11/2024
Location Address:	7 Globefield Topsham EX3 0EY		
Proposal:	Updated design on planning consent following application number - 21/1284/FUL.1 ? A new flat roof will be installed rather than the mono-pitched roof originally proposed to the rear extension.2 ? The flat roof will extend to create a canopy over the side door.3 - New Front porch design and size.4 - Rear elevation has been altered.		
Delegated Decision			
Application Number:	24/1083/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/11/2024
Location Address:	Topsham Museum The Strand Topsham EX3 0AX		
Proposal:	Install information sign for new Topsham Heritage Trail		
Delegated Decision			
Application Number:	24/1084/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/11/2024
Location Address:	Topsham Museum The Strand Topsham EX3 0AX		
Proposal:	Install information sign for new Topsham Heritage Trail		

Delegated Decision

Application Number: 24/1107/FUL Delegation Briefing:
Decision Type: Permitted Date: 19/11/2024
Location Address: Goat Walk And Adjacent Beach House The Goat Walk Topsham
Proposal: Install information sign for new Topsham Heritage Trail

Delegated Decision

Application Number: 24/1108/LBC Delegation Briefing:
Decision Type: Permitted Date: 19/11/2024
Location Address: Goat Walk And Adjacent Beach House The Goat Walk Topsham
Proposal: Install information sign for new Topsham Heritage Trail

Delegated Decision

Application Number: 24/1122/NMA Delegation Briefing:
Decision Type: Permitted Date: 07/10/2024
Location Address: Matthews Hall Fore Street Topsham EX3 0HF
Proposal: Reduction in footprint/height and change in external materials

Delegated Decision

Application Number: 24/1123/CAT Delegation Briefing:
Decision Type: Permitted Date: 21/11/2024
Location Address: 31 The Strand Topsham EX3 0AY
Proposal: T1 Acacia. Crown lift to 4m. Cut back branches from properties to give 2m clearance.T2 Magnolia fellT3 Birch. Crown reduce by 2m to match previous level

Delegated Decision

Application Number: 24/1146/TPO Delegation Briefing:
Decision Type: Permitted Date: 07/11/2024
Location Address: 1 Caroline Avenue Exeter EX2 7AT
Proposal: Minor works repairs team scoped - paving slabs 450mmx 450mm have lifted due to tree roots Take up 26 paving slabs and remove roots and reinstate slabs 6.0m x 900mm there are 3 silverbirch trees in the garden of privately owned 1 Caroline Avenue -2 larger to the end of the garden where the pathway comes out into the communal carparking area and one smaller to the centre of the pathway also located in the garden of 1 Caroline Avenue.the tree roots have grown below the slabs in a number of area, tree roots to be cut directly below the areas of damage and the slabs reinstated into their original position.There is also bamboo growing in the garden but no bamboo is visible below the slabs

Delegated Decision

Application Number: 24/1162/FUL Delegation Briefing:
Decision Type: Permitted Date: 13/11/2024
Location Address: 87 Admiral Way Exeter EX2 7GT
Proposal: Rear single storey extension with flat roof

Delegated Decision

Application Number: 24/1181/FUL Delegation Briefing:
Decision Type: Permitted Date: 18/11/2024
Location Address: 5 Regency Drive Exeter EX2 7SN
Proposal: Rear extension to provide additional living space.

Delegated Decision

Application Number: 24/1194/CAT Delegation Briefing:
Decision Type: Permitted Date: 22/11/2024
Location Address: 29 Monmouth Street Topsham EX3 0AJ
Proposal: T1 - Plum - Reduce height to previous pruning points and prune away from property T2 - Birch - Reduce height by approximately 2m and crown lift above adjacent wallT3 - Beech -Reduce to previous pruning points and thin canopy by 30%T4 - Crab Apple - Crown clean H5 - Cypress Hedge - Trim inside face only and top to previous levels

Delegated Decision

Application Number: 24/1238/CAT Delegation Briefing:
Decision Type: Permitted Date: 27/11/2024
Location Address: 16A Monmouth Street Topsham EX3 0AJ
Proposal: T1 Laburnum. remove. the tree has been suffering from a severe black sooty mold . treatments of fungicide were not effective, leaving the tree unable to recover. my clients cannot park their car near it as sooty bits fall onto it leaving marks. my client would like to remove the tree and replace it with an ornamental Sorbus .

Delegated Decision

Application Number: 24/1245/NMA Delegation Briefing:
Decision Type: Permitted Date: 08/11/2024
Location Address: Land At Corner Of The Retreat Drive Topsham Devon
Proposal: Non-material amendment to Planning Permission Ref. 17/1656/FUL, granted on 8 January 2018, to amend layout in respect of parking provision and landscaping

Delegated Decision

Application Number: 24/1301/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 25/11/2024
Location Address: Mansard Parkfield Road Topsham EX3 0ET
Proposal: Discharge of condition 12 (surface water drainage works) of 23/0414/FUL

Delegated Decision

Application Number: 24/1306/CAT

Delegation Briefing:

Decision Type: Permitted

Date: 04/12/2024

Location Address: 2 Lower Shapter Street Topsham EX3 0AT

Proposal: T1 - Cherry - FellT2 - Cordyline - Remove the stem nearest the boundary and over the neighbours garden.

Total Applications: 196