

Property Potential with Planda's Reports



Councils Partnered

We have partnered with 350+ councils

1 billion+

Data points analysed

Planda's AI Brain has collected and analysed over 1 billion datapoints on submitted planning applications and appeals.

99%

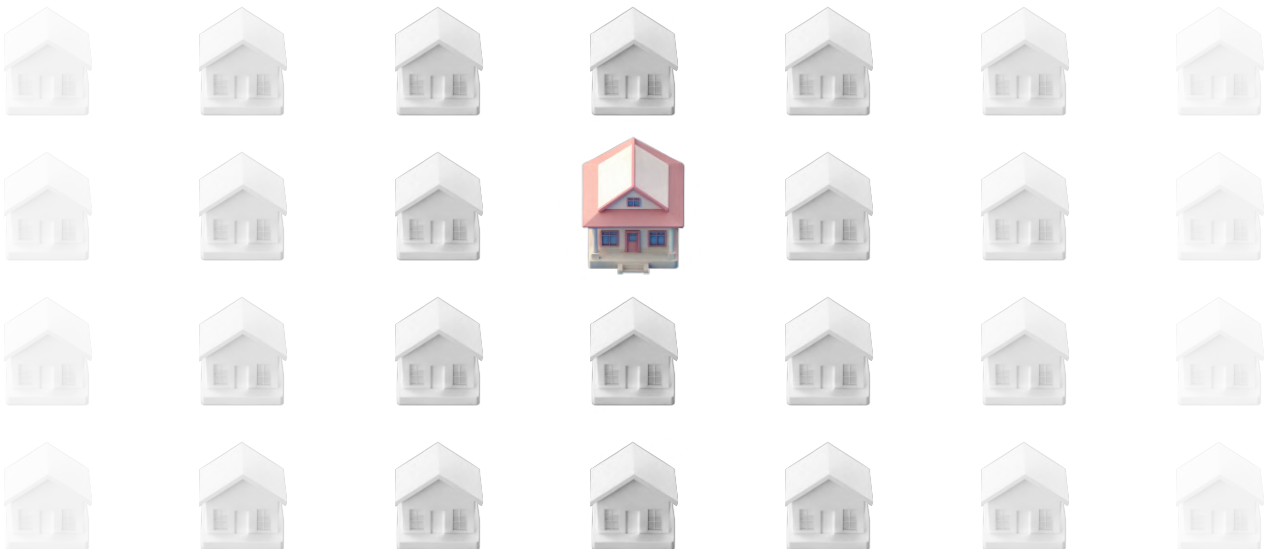
Accuracy

Planda can predict, with a 99% accuracy, the outcome of a planning application and guide you in your application process.

17 mil+

Applications

Planda's AI models contain data points on all planning applications in the UK in recent years, including their outcome and council advice.



Location Insights

Planda analyses all nearby planning applications to offer a comprehensive overview of the development potential and upcoming developments.

Renovation Scenarios

Planda can predict the likelihood of your planning application getting accepted, using billions of data points to provide you with a comprehensive report.

Tailored Recommendations

From analysing every decision notice issued for refused applications in your area, this report will tell you what to avoid to maximise your chances for success.

Comply with Regulations

Stay compliant with Planda's planning overview, helping buyers and renters make smarter decisions with relevant material information.

What can I build at my new home?

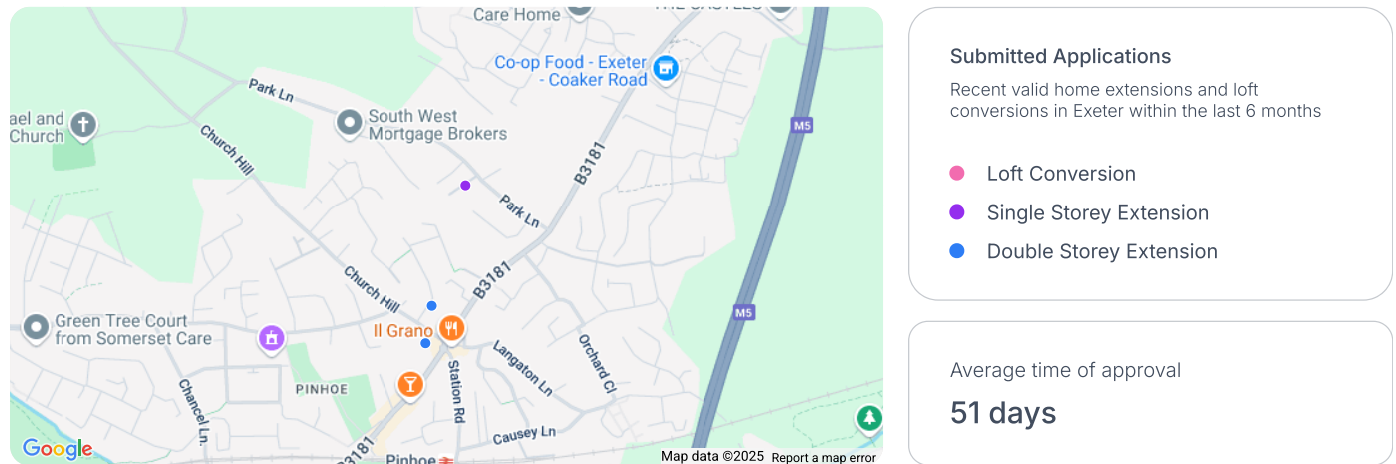
13, Broadparks Close, Exeter, EX4 9HB

Planning can be complex, with permitted development rights and varying rules across local authorities. Using detailed data from your council, we analyse past planning applications to provide an accurate assessment of your chances for extensions or improvements. This report will help you understand your home's potential with clarity and confidence.

A snapshot of your chances of approval:



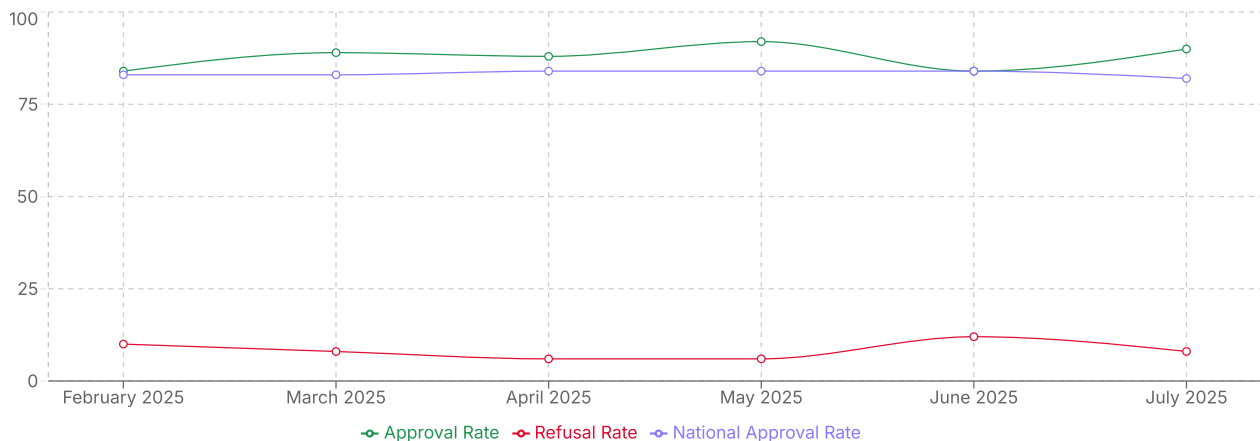
Snapshot of your area:



While every effort has been made to ensure the accuracy of the data presented, variations may occur due to factors beyond our control.

Overview of your council:

This data has been analysed by Planda's AI brain. Historic applications and local restrictions directly influence the likelihood of future planning outcomes.



Local Planning Insights for Loft Conversions

Predicted Chances for Approval

Our analysis indicates that you have a **73% chance** of obtaining planning permission for a loft conversion.



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

27

The number of loft conversions

that have been approved in the last 6 months in Exeter council

0

The number of loft conversions

that have been approved within a 500m radius to you in the last 6 months

56 days

An estimated timeline

for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Exeter. Here are our recommendations based on common refusal points to consider when preparing your application.

- Ensure that the design of the loft conversion includes a dormer that does not extend excessively beyond the existing roofline to minimize the overbearing impact on neighboring properties.
- Conduct a thorough assessment of the proposed loft conversion's impact on the residential amenities of adjacent homes, ensuring it does not obstruct light or outlook from their windows and gardens.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Loft Conversion

Approved

Montreux Main Road Pinhoe Exeter 9HD EX4

● 36 meters away

[ref 16/0290/FUL](#)

09.05.2016



Loft Conversion

Approved

1 Broadparks Close Exeter 9HA EX4

● 57 meters away

[ref 16/1115/FUL](#)

15.11.2016



Loft Conversion

Approved

15 Saxon Avenue Exeter 9HG EX4

● 58 meters away

[ref 15/1173/FUL](#)

07.01.2016

Local Planning Insights for Single Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **70% chance** of obtaining planning permission for a single storey extension.



- ! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

78

The number of single storey extensions that have been approved in the last 6 months in Exeter council

0

The number of single storey extensions that have been approved within a 500m radius to you in the last 6 months

58
days

An estimated timeline for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Exeter. Here are our recommendations based on common refusal points to consider when preparing your application.

- Design the extension to be subservient to the original dwelling by reducing its height and massing, ensuring it does not dominate the existing structure.
- Evaluate the potential impact on neighboring properties, ensuring the extension does not negatively affect their light, privacy, or outlook.
- Provide a design statement that justifies the proposed design in relation to townscape and amenity principles, to align with local policy requirements.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Single Storey Extension

Approved

12 Broadparks Close Exeter 9HB EX4

● 7 meters away

[ref 16/0273/FUL](#)

22.04.2016



Single Storey Extension

Approved

3 The Poplars Exeter Devon 9HH EX4

● 60 meters away

[ref 21/1135/LPD](#)

26.08.2021



Single Storey Extension

Approved

7 Broadparks Close Exeter Devon 9HB EX4

● 72 meters away

[ref 20/1679/FUL](#)

10.03.2021

Local Planning Insights for Double Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **60% chance** of obtaining planning permission for a double storey extension.



- Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

12

The number of double storey extensions that have been approved in the last 6 months in Exeter council

2

The number of double storey extensions that have been approved within a 500m radius to you in the last 6 months

36
days

An estimated timeline for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Exeter. Here are our recommendations based on common refusal points to consider when preparing your application.

- Ensure the proposed double-storey extension does not overcrowd the plot, maintaining adequate spacing from neighboring properties to enhance the overall site's character and appearance.
- Design the extension to be subservient in scale to the original dwelling, such as adhering to guidelines for height and width, to avoid an overbearing presence on adjacent properties.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Double Storey Extension

13 Park Lane Exeter 9HQ EX4

● 118 meters away

[ref 16/0569/FUL](#)

Approved

03.06.2016



Double Storey Extension

15 Danesway Exeter 9ES EX4

● 177 meters away

[ref 24/1367/FUL](#)

Approved

13.01.2025



Double Storey Extension

5 Honey Lane Exeter 3TB EX1

● 221 meters away

[ref 24/1254/FUL](#)

Approved

24.12.2024

Previous Applications Overview

13 Broadparks Close, Exeter, EX4 9HB

Please Note:

Knowing the planning history of a property and local area is crucial for all parties involved in a property transaction. The data presented in this section covers planning applications and other related permissions from the past 8 years. While this information can be invaluable in understanding the property's history and context, it's important to note that it may not capture developments prior to the past decade. Use this overview to help inform your discussions on the property's potential, opportunities, and constraints.

Past Planning Applications at 13 Broadparks Close

Estate agents must disclose whether any planning permission has been granted, refused, or is pending for developments or changes on the property itself. Planda provides up to 5 planning applications from the past 8 years to help you understand any ongoing or historical developments directly on the property.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria in the last 8 years.

Other Applications at 13 Broadparks Close

Planda covers other types of applications, such as Tree Preservation Orders (TPOs), Release of Conditions, or change of use applications from the past 8 years, providing a comprehensive view of the property's planning history.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria in the last 8 years.

Developments in the Local Area

Council Development Activity

Council development rate compared to the national average

High



52 New Applications submitted

within 500m in the last year.

203 Planning Applications approved

within 500m in the last 8 years.

Immediate Neighbours

Nearby planning permissions can shape the future of an area. Planda shows validated, approved, or refused permissions ranked by relevance. Explore up to 7 applications from the past 8 years to understand how local changes might impact your property.

Outbuilding (Double Garage & Playroom)

Erection of 2-storey detached outbuilding to provide a double garage with playroom above.

Fairwind Main Road Pinhoe Exeter 9HD EX4

● 9 meters away

[ref 25/0021/FUL](#)

Approved

05.03.2025

Decking and Car Port (Retrospective Application)

Retrospective application for the retention of raised decking and construction of timber car port

11 Broadparks Close Exeter 9HB EX4

● 21 meters away

[ref 17/0426/FUL](#)

Approved

12.04.2017

House (Conversion/Extension)

Conversion of the existing loft space into domestic habitation with rear box dormer. Conversion of the existing single st...

12 Broadparks Avenue Exeter 9ET EX4

● 46 meters away

[ref 24/0229/LPD](#)

Approved

18.04.2024

Side Extension (Single Storey)

Single storey side extension.

3 The Poplars Exeter Devon 9HH EX4

● 60 meters away

[ref 21/1135/LPD](#)

Approved

26.08.2021

House (Extension)

Single storey side extension.

7 Broadparks Close Exeter Devon 9HB EX4

● 72 meters away

[ref 20/1679/FUL](#)

Approved

10.03.2021

House (Extension/Alterations)

Rear single storey ground floor extension, enlargement of existing rear flat roof dormer, roof lights, and replacement w...

37 Main Road Exeter Devon 9EY EX4

● 87 meters away

[ref 20/1641/LPD](#)

Approved

15.12.2020

Loft Conversion with Front Dormer

Loft conversion with front catslide dormer

12 Saxon Avenue Exeter Devon 9HG EX4

● 93 meters away

[ref 17/1900/FUL](#)

Approved

09.03.2018

Wider Area Overview

Nearby Developments

Nearby planning applications could impact property value or living conditions. Look into the future by knowing what applications are under review or have recently been approved in your area. Planda lists up to 9 relevant applications from the past 8 years, including residential and mixed-use projects.

3 Apartments & Commercial Premises

Re-development of site for commercial premises (Class E) on ground floor and three residential apartments on first flo...

Site Of 54 Main Road Pinhoe Exeter Devon 9EY EX4

● 222 meters away

[ref 22/0451/FUL](#)

Approved

23.05.2022

3 Apartments & Commercial Space (Redevelopment)

Redevelopment of former Poltimore Arms site for ground floor commercial premises (A1 use) with 3 no. residential apa...

54 Main Road Exeter Devon 9EY EX4

● 222 meters away

[ref 19/0433/FUL](#)

Approved

03.09.2019

New Dwelling with Parking and Landscaping

Construction of new dwelling with parking, landscaping and associated works.

Land On The North Side Of 100 Main Road Pinhoe Main Road Pin...

● 277 meters away

[ref 20/1446/FUL](#)

Approved

02.07.2021

2-Storey House (New)

Two-storey dwelling with associated driveway, parking and landscaping.

5 Petersfield Pinn Hill Pinhoe Exeter 3BN EX1

● 290 meters away

[ref 23/1105/FUL](#)

Approved

22.02.2024

New Dwelling Construction

Construction of a new dwelling.

28 A Oakley Close Exeter Devon 3SB EX1

● 332 meters away

[ref 17/0948/FUL](#)

Approved

06.09.2017

3 Detached Dwellings (New Construction)

Construction of three detached dwellings.

Land To The Rear Of 26 Harrington Lane Exeter Devon 8PB EX4

● 454 meters away

[ref 21/1379/FUL](#)

Approved

10.01.2022

3 Dwellings (Access & Layout Approval)

Permission sought for three dwellings (Approval sought for details of access and layout, all other matters reserved for ...

Land To Rear Of 26 Harrington Lane Exeter Devon 8PB EX4

● 454 meters away

[ref 19/1776/OUT](#)

Approved

29.10.2020

Wider Area Overview

Major Projects

Major project applications like large residential developments or infrastructure within a certain distance may affect property desirability. Planda provides up to 8 major applications from the past 8 years, ranked by relevance, to keep you updated on future potential changes in the area.

40 Dwellings (Residential Development) Residential development for 40 dwellings with associated access, landscaping, open space and infrastructure. Land At Pulling Road Exeter	● 469 meters away	ref 19/0962/FUL	06.04.2021	Approved
20 Dwellings (Phase 3B of Pinncourt Farm Development) Full application for the construction of 20 dwellings and associated infrastructure as an additional phase (Phase 3B) of... Land At Pinn Court Farm Pinncourt Exeter	● 478 meters away	ref 21/1838/MFUL	03.03.2023	Approved
Up to 71 Dwellings (Outline Planning Application) Outline planning application (appearance, landscaping, layout and scale reserved) for up to 71 dwellings, together with... Land North Of Moonhill Copse West Exeter	● 839 meters away	ref 18/1653/MOUT	31.08.2021	Approved
165 Residential Dwellings (Outline) Outline Planning Application for up to 165 residential dwellings, associated access, landscaping and infrastructure. All ... Land At Park Farm Phase 3 West Exeter	● 928 meters away	ref 25/0619/MOUT	26.03.2025	Pending
30 Dwellings (New Development) Development of 30 dwellings with associated parking and infrastructure, following demolition of existing buildings. (Re... Land At Brookhayes Pilton Lane Exeter Devon 3RA EX1	● 937 meters away	ref 18/1432/FUL	20.02.2020	Approved
Up to 80 Dwellings (Residential Development) Residential development of up to 80 dwellings (all matters reserved except access). Land East Of Cumberland Way Monkerton Exeter 3RW EX1	● 1001 meters away	ref 18/1145/OUT	26.04.2021	Approved
62 Dwellings (New Development) Construction of 62 dwellings with associated public open space, infrastructure and landscaping. (Revised) Land At Sandrock Gipsy Hill Lane Exeter 3RP EX1	● 1044 meters away	ref 17/1320/FUL	20.12.2018	Approved
Outline Planning Application for 285 Dwellings Outline Planning Application for construction of up to 285 dwellings with all matters reserved for future consideration (... Land For Residential Development At Hill Barton Farm Hill Ba...	● 1298 meters away	ref 21/1701/OUT	21.10.2022	Approved