

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Application number: | 21/01300/FUL
Validated on: | 5th April 2022
Site address: | 20 Barnfields
Proposal: | Double Storey Side + Front Extension To Create 1 x 2 Bed Dwelling With Associated Parking

In exercise of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority REFUSE PERMISSION for the development described above in accordance with the terms of the application and the plan/s submitted therewith for the following reason/s:

Given the design, scale and siting of the two storey side and front extension to form a two bedroom dwelling with associated parking, the proposal would diminish the character and appearance of the original property and surrounding area. The proposed development would introduce a discordant built form to the locality that would be out of keeping with and harmful to the character and appearance of the area. The constrained nature of the application site offers poor design in terms of the amenity space that can be provided. The proposed development would also have a detrimental impact on the living conditions of the neighbouring properties by reason of overlooking and loss of privacy to the private rear amenity space of the neighbouring dwellings.

As such the proposals are contrary to SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) (2017), Policy A9 of the Gloucester City Plan and the guidance contained within the Council's 'Home Extensions' Supplementary Planning Document (SPD) (2008) which seek, amongst other things, to ensure that new development respond positively to, and respects the character of the site and its surroundings. The proposal also conflicts with paragraph 130 of the National Planning Policy Framework which seeks good design sympathetic to local character and development that responds positively to the surrounding context.



Jon Bishop
Planning and Development Control Manager

Decision date: 1st September 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET