

**APPLICATION NO: 22/01031/FUL**  
**VALIDATED ON: 13th October 2022**

**TO:**

Mr Martin  
c/o Mr Simon Littlewood  
Elevation One Building Design Ltd  
25 Uley Road  
Dursley  
GL11 4NJ

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

**Location: 119 Tredworth Road Gloucester GL1 4QU**

**Proposal: Demolition of existing garage block and creation of two storey x 2 apartments,  
parking and amenity space**

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:

The proposal due to its siting, form and design would result in a two storey flat roof dwelling which would appear cramped within its boundary and which would also fail to meet minimum space standards. Furthermore the proposal fails to respond positively to the character of properties within the area and due to the proximity and spatial relationship of the proposed development to adjoining dwellings it would have an unacceptably overbearing impact on those adjoining dwellings to the detriment of their amenities. The proposal is therefore contrary to Policies SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, Policies A1, F1 and F6 of the emerging Gloucester City Plan and Section 12 of the National Planning Policy Framework which seeks to create well designed places.

**Date: 8th December 2022**



**Jon Bishop**  
**Planning and Development Manager**

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET