

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

Application number: | 22/00148/FUL
Validated on: | 15th March 2022
Site address: | Land adjacent to 7, 7a Conduit Street
Proposal: | Proposed construction of a 1 bed dwelling on land adjacent to 7 and 7a Conduit Street

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:

1. The proposed dwelling due to the limited site on which it would be located, its proposed scale and siting in context with neighbouring properties would result in a cramped and awkward development that would harm the character and appearance of the site and the surrounding area. The cramped appearance of the development would be further exacerbated by the poor level of garden space being retained for 7a Conduit Street and garden space proposed for the new dwelling contrary to the NPPF and policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).
2. The proposed development would have a harmful overshadowing and overbearing impact on the very limited amount of outdoor amenity space retained at 7a Conduit Street and would impact outlook for 7a Conduit Streets side facing windows contrary to the NPPF and policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).
3. The proposal would result in a two storey building being located close to the boundary with 33 Regent Street and would therefore result in harmful levels of overbearing and overshadowing for this neighbouring properties private amenity garden space contrary to the NPPF and policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).
4. The proposal would result in poor living conditions for future occupants. The proposal would not meet national space standards for a 1 bedroom, 2 person dwelling. Additionally, the proposal includes only a very limited amount of garden space which is considered poor for a dwelling of this size. The side facing windows of the existing dwelling at 7a Conduit Street would harmfully overlook the proposed garden space. Contrary to the NPPF and policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).



Jon Bishop
Planning and Development Manager

Decision date: 4th November 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET