

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

Application number: | 22/00879/FUL
Validated on: | 22nd September 2022
Site address: | 84 Jersey Road
Proposal: | First Floor Extension

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 development, by virtue of its design, scale and siting would appear as an overly prominent and cramped addition to the street scene that would be unsympathetic to the original property. The development would undermine the uniformity and legibility of the street-scene when viewed from Jersey Road and Alfred Street from both directions. The dwelling is currently afforded significance within the street-scene owing to its positioning as a corner plot, its generous rear garden, architectural detailing and visibility from multiple viewing angles. These proposals would cause the site itself to become cramped in appearance but would also appear out of step and scale with the wider street-scene. Furthermore, the proposals relate unsympathetically to the existing dwelling by virtue of the roof orientation and the style of windows. The proposals are therefore in conflict with Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2017, the NPPF, Policies A9 and F1 of the Gloucester City Plan with Modifications 2022 and Section 1B of the Home Extension Guide Interim Adoption SPD 2008.



Jon Bishop
Planning Development Manager

Decision date: 3rd January 2023

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET