

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

Application number: | 22/00224/FUL
Validated on: | 19th March 2022
Site address: | 80A Cheltenham Road
Proposal: | Single storey detached outbuilding

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:

By reason of the positioning of the proposed outbuilding which would sit forward of the existing building line of the street, its height above the fenceline and its low quality design and materials, the proposed development would appear discordant and would have a visually dominant and overbearing impact on the existing street scene which would be detrimental to the design, appearance and character of the area. It would also be detrimental to the residential amenities of neighbouring occupiers through its visual prominence and poor quality appearance. As such the proposals are contrary to policies SD4 and SD14 and A9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017), and the guidance contained in the National Planning Policy Framework (2021).



Jon Bishop
Planning and Development Control Manager

Decision date: 11th April 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET