

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

Application number: | 22/00550/FUL
Validated on: | 30th May 2022
Site address: | 26 Hillview Drive
Proposal: | Single storey side extension and separate single storey porch entrance

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 proposed porch, by reason of its siting, size, scale and massing, would unbalance the pair of mirrored semi-detached dwellings, to the detriment of the design and appearance of the host dwelling, the dwellings as a pair and the character and visual amenities of the wider streetscene. Furthermore by reason of its siting, size, scale and massing, and its close proximity to and relationship with the adjacent front-facing window serving a habitable room in the attached adjacent dwelling, the proposed porch would cause unacceptable loss of residential amenity though loss of light, overshadowing and overbearing, to occupiers of the adjacent attached dwelling.

As such the proposals are contrary to policies SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017), The Gloucester City Council Home Extension Guide Interim Adoption Supplementary Planning Document (2008) and the guidance contained in the National Planning Policy Framework (2021). On the basis that the proposed porch is unacceptable, planning permission is not granted for this application.

Note 1

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

Note 2

The following documents have been considered in determining this application:

- Drawing numbers 1425-05, 1425-20, and 1425-21
- The submitted house holder application form

Note 3

The dropped vehicle crossover with new tarmac and kerb which is not mentioned in the description of development and is outside the red line site location plan, does not appear to form part of this application and has therefore not been assessed.



Jon Bishop
Planning and Development Control Manager

Decision date: 8th July 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET