

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

**Application number:** | 22/00094/FUL  
**Validated on:** | 26<sup>th</sup> January 2022  
**Site address:** | 181 Cheltenham Road  
**Proposal:** | Single storey rear extension and loft conversion with dormer to front

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 its overly dominant bulk, massing, design and materials, the proposed front dormer would have a significantly detrimental impact on the host dwelling in terms of design and appearance which would be harmful to the character of the host dwelling and its appearance within the street scene. 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).



**Jon Bishop**  
Planning and Development Control Manager

**Decision date: 13<sup>th</sup> May 2022**

**PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET**