



Statement of Appeal 25 Rissington Road Gloucester GL4 0HS

10/05/2022

Proposal: Proposed New living Area with entertainment Space Below.

Planning Application Ref: 21/00054/FUL

As agent to the applicant, we have been asked to lodge an appeal for NON-DETERMINATION on the above application.

This application was submitted and validated on 18-01-2021 as detailed on the validation letter as below:

**Gloucester
City Council**
Transforming Your City

Development Control
Gloucester City Council
PO Box 3252
Gloucester, GL1 9FW
www.gloucester.gov.uk

20th January 2021

Mark Fisher
(01452) 01452 396738
Development.control@gloucester.gov.uk

MR PAUL PRESTON
c/o Glenn Church
Homeplan Drafting Services
28 Jasmine Close
Abbeydale
Gloucester
GL4 5FJ

Dear Sir/Madam,

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

Reference: 21/00054/FUL
Location: 25 Rissington Road Gloucester GL4 0HS
Proposal: PROPOSED NEW LIVING AREA WITH ENTERTAINING SPACE BELOW

Thank you for your application. If you disagree with the above description of your proposal, please let me know immediately.

The valid date of your application is **18.01.2021**.

You can follow the progress of this application on-line via the council's website at <http://glcstrplnng12.co.uk/online-applications/>. If your application required a fee, this letter comprises the receipt for your fee.

If you have not received a decision by **15.03.2021** and have not agreed to extend the timescale for the decision, you can appeal to the Secretary of State against non-determination. Any appeal must be made within 12 weeks of the valid date of your householder application/minor commercial development and 6 months for all other applications.

Further information and appeal forms are available on The Planning Inspectorate website <https://www.gov.uk/government/organisations/planning-inspectorate> or can be obtained from Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

Your submitted planning application information will be publicly available on our website. Further information can be found www.gloucester.gov.uk/dataprotection.

The Council implemented a Community Infrastructure Levy (CIL) on 1 January 2019. Your application may be liable to CIL. Further information is available on www.gloucester.gov.uk/CIL.

If any further information is required, I will contact you.

Yours faithfully

Mark Fisher
Planning Officer

We chased up regarding a decision for the application a few days after the determination date.

No response was received until a request for an extension of time which was responded to and agreed on 9th March 2021 (almost three months beyond original determination date)?

Following this date we have emailed for update requests on 34 emails many of which received no response?

Finally in November 2021 the planning officer Mark Fisher made contact and raised concerns regarding the design (without carrying out any site visit) and we highlighted that the property being so unique in design and in its location cannot be assessed by maps or street view and that a site visit must be carried out to fully ascertain the proposal and any relation to local properties.

It was finally agreed that I could meet with Mark on 30th November and this meeting was carried out, Mark Fisher indicated that although he still had some concerns he would take it back and discuss with his team, however, by visiting first hand he could see that there was no detriment to local properties.

Mr Fisher said he was leaving the council but would get the report written up, this report never materialised and Mark Fisher left the council, we then encountered further delays with a new officer being appointed.

We have again chased repeatedly and requested another site visit given the huge timescales we have experienced, however the officer has stated that she has made a visit and is concerned by the overlook capability?

We have again attempted to discuss with the client and have since sent photos from the neighbouring garden to show the minimal impact as the next page shows.

Again we had no further correspondence until an email yesterday 09-05-2022 from John Bishop (Head of Planning) stating that the officer has made a visit and is still in a mind to refuse.

We have not yet received a formal decision and again are at odds that the officer can make a judgement on the property which cannot be seen from the street scene given the location and obscurity of the property?

As a result of which the client has asked us to lodge the appeal for non-determination.

Given the expansive timescales and poor response from the council my client has been left with areas of work within the property left waiting on a decision as the original balcony to the property was in a state of dis-repair so this has been removed and left open whilst waiting for decisions.

This is causing the homeowners distress and upset.

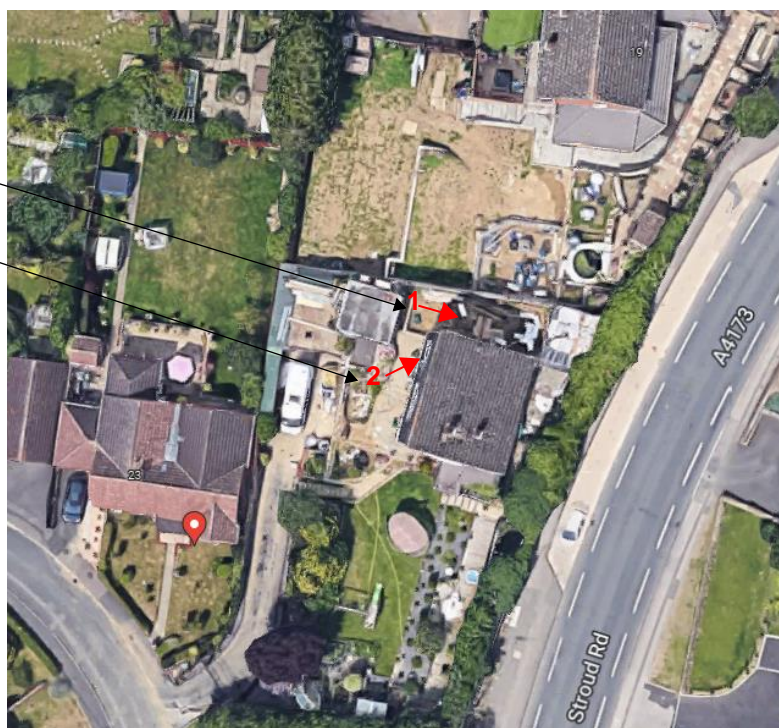
Site location and surrounding area:

THE SITE



View from position 1

View from position 2



Google Image of Site

View from Position 1



AREA OF PROPOSAL,
MAJORITY SCREENED
BY EXISTING FENCING

View from Position 2 (Balcony Removed)



EXISTING DILAPIDATED
BALCONY REMOVED

25 Rissington Road, App Ref: 21/00054/FUL



View from neighbours garden



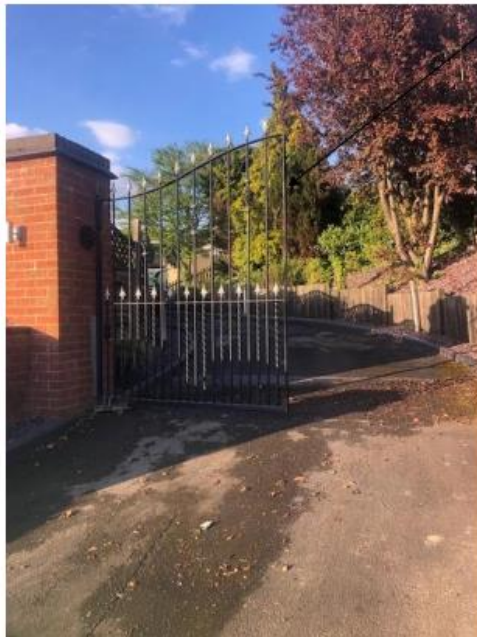
View from neighbours garden (full extent)



application property

PICTURES SHOW PROPERTY
CANNOT BE ASSESSED
WITHOUT ACCESS,

View of house from street level



entrance gate to application property

Entrance from road

Given the above it is considered that the proposal will not create any material harm to the host property, adjoining nor adjacent properties or the local area in terms of detriment to existing or future amenity, as such we hope that consideration to this appeal will result in a positive determination?

Regards

G A Church
Homeplan Drafting Services
For and on behalf of Mr and Mrs Bainvel