

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

**Application number:** | 22/00704/FUL  
**Validated on:** | 18<sup>th</sup> July 2022  
**Site address:** | 136 Hempsted Lane  
**Proposal:** | Demolition of existing conservatory and erection of double storey side and rear 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:

**Reason 1**

The proposed side and rear extension, by reasons of its scale, location and design would be seen as an overly large and incongruous addition to the existing dwelling, which would result in detrimental impact to the character of the house and the wider street scene, contrary to the aims of policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (adopted December 2017), policy A9 of the Gloucester City Plan and the adopted House Extensions Guide (Supplementary Planning Document).

**Reason 2**

The current proposal, by virtue of the design, scale, mass and materiality would be an incongruous addition to the existing dwelling, which would not preserve or enhance the character and appearance of the Hempsted Conservation Area, nor sustain its significance as a designated heritage asset. The proposal is not considered to be outweighed by any resultant public benefits, therefore the proposal conflicts with paragraph 202 of the National Planning Policy Framework, and to grant permission would be contrary to the requirements of Section 16 of the Framework, and the statutory duty of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990. The proposal is also contrary to Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted December 2017.



**Jon Bishop**  
Planning and Development Control Manager

**Decision date: 9<sup>th</sup> September 2022**

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