

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

**Application number:** | 22/00876/FUL

**Validated on:** | 23<sup>rd</sup> September 2022

**Site address:** | Southgate Moorings, 2 Kimbrose Way

**Proposal:** | Provision of a new Air Handling Unit to serve refurbished dental surgeries at Upper Ground Floor Level

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:

1. The proposal by reason of its siting, form and design appears as an incongruous addition to the building and its surroundings. The proposal fails to respond positively to the character of properties within the area in terms of layout, design and scale and would consequently result in less than substantial harm to the character and appearance of the area. The proposal comprises a visually incongruous and prominent addition that is inappropriate and dominant and would result in harm to the setting of nearby listed buildings and fail to preserve or enhance the Southgate Street and the Docks Conservation Areas. The proposal therefore conflicts with policies SD4, SD8, and SD14 of the Cheltenham, Gloucester and Tewkesbury Joint Core Strategy (2017), policies A1, B4, D1d F1 of the Gloucester City Plan (2023) and the requirements of the National Planning Policy Framework.

2. No information has been submitted to justify why the amended siting is necessary, or reasoning why the original planning permission could not be implemented. The proposal is likely to provide some private benefit to the occupier of the building, however this would not amount to a public benefit that would be considered to outweigh the less than substantial harm to the character and appearance of the building and its setting within the conservation area and in the context of the surrounding listed buildings. The proposal therefore does not weigh favourably in the planning balance as per the requirements of paragraph 202 of the National Planning Policy Framework.



**Jon Bishop**  
Planning Development Manager

**Decision date: 27<sup>th</sup> February 2023**

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