

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

Application number: | 22/00911/FUL

Validated on: | 23rd September 2022

Site address: | 48 York Road

Proposal: | Demolish existing conservatory and construct rear extension and demolish existing single storey side extension and construct double storey extension and loft conversion

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:

Given the siting, height and massing of the development the proposal would cause harm to the amenity of neighbouring occupants at no. 46 York Road due to its overbearing impact and increase in overshadowing. The design and the dominant nature of the side extension and the front dormer are also not in keeping with the scale and design of the existing property and are unsympathetic to it, therefore detracting from the character and appearance of the existing dwelling and the area. As such the proposal is contrary to policy SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017), policy A9 of the Gloucester City Plan with Modifications (April 2022), the Gloucester City Council Home Extension Guide SPD and the guidance contained in the National Planning Policy Framework (2021).



Jon Bishop
Planning Development Manager

Decision date: 21st November 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET