

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

**Application number:** | 22/00582/FUL

**Validated on:** | 9<sup>th</sup> June 2022

**Site address:** | 26 Park Avenue

**Proposal:** | Proposed New Three Bedroom Dwelling; Extension of Existing Dropped Kerb Access;  
Construction of New Dropped Kerb Access; Removal of Garage and Shed Outbuildings

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 design, siting, scale, massing and layout is unacceptable, fails to respond to the local context and does not maintain the character and appearance of the surrounding area. As such the proposals are contrary to policies SD4, SD10, SD11 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 Policy A1, A9 and F6 of the Gloucester City Plan Policy and the guidance contained in the National Planning Policy Framework (2021).

2. Given the design, scale, massing and siting of the proposed development the proposal would cause significant harm to the amenities of any occupiers or adjacent occupiers through overlooking and loss of privacy. The proposal doesn't accord with policies SD11, SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017), policy A9 and F6 of the Pre-Submission Gloucester City Plan and the NPPF.

**Note 1**

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.



**Jon Bishop**  
Planning and Development Manager

**Decision date: 5<sup>th</sup> October 2022**

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