

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

Application number: | 21/01144/FUL

Validated on: |

Site address: | 59 Hawk Close

Proposal: | Proposed removal of existing conservatory, construction of single storey rear extension and first floor side extension. Amended proposal

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:

The design and scale of the proposed side extension would have an adverse impact on the character and appearance of the host dwelling and the surrounding area. The proposed extension would result in the closing in of gaps between 59 and 58 Hawk Close, contrast with the design of development found within Hawk Close and would have the potential to result in a terracing effect should the adjoining dwelling construct an extension of a similar design and scale. By reason of its design and scale the proposed development is therefore contrary to the NPPF, policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017), policy A9 of the emerging Gloucester City Plan and guidance within Gloucester's Home Extension Guide SPD.



Jon Bishop
Planning and Development Control Manager

Decision date: 22nd March 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET