

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

Application number: | 22/00194/FUL

Validated on: | 18th February 2022

Site address: | 11 The Copse

Proposal: | Two storey side extension, part garage conversion, single storey front extension and internal alterations

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 proposed extensions by reason of their design, massing and overly large size would fail to appear sub-ordinate to the existing dwelling and also fail to satisfactorily harmonise with its design and character to the detriment of its amenities. They would also appear visually prominent in the street scene to the detriment of the character of the area as well as visually obtrusive to no. 12 The Copse. Furthermore, insufficient information has been provided to enable an assessment of the impact of the development on the belt of trees located between the application site and the adjacent road Abbeymead Avenue. These trees provide an important visual screen between the main through traffic route and adjacent residential development and are part of a visually important amenity feature of the locality. As such the proposal is contrary to the design guidelines set out by Chapter 12 of the NPPF, policies SD4 and SD14 of the Joint Core Strategy, the Gloucester City Council: Home Extensions Design Guide SPD 2008 as well as policy A.9 of the emerging Gloucester City Plan.



Jon Bishop
Planning and Development Control Manager

Decision date: 2nd August 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET