

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

**Application number:** | 21/00433/FUL  
**Validated on:** | 13<sup>th</sup> April 2021  
**Site address:** | 40 Kennett Gardens  
**Proposal:** | Demolition of existing conservatory and erection of a two storey rear extension

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 design, scale and siting of the proposed two storey rear extension, the proposed development would have a harmful impact on the living conditions of the neighbouring occupiers to the rear through overlooking and loss of privacy to the property and private rear amenity space. As such the proposals are contrary to policies SD4 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 the guidance contained in the National Planning Policy Framework (2021).

**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 Development Manager

**Decision date: 21<sup>st</sup> December 2022**

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