

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

Application number: | 22/00225/FUL
Validated on: | 28th February 2022
Site address: | 24 Otter Road
Proposal: | Two storey extension to front and side

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:

By reason of the siting, design, overall scale and massing of the proposal, the proposed two storey front and side extension would result in an overdevelopment of the subject property which would not be subservient to the existing property, to the detriment of the character and appearance of the host dwelling and the street scene. Furthermore, the proposed extension would result in an unsatisfactory loss of light to the neighbouring property, 23 Otter Road. 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).



Jon Bishop
Planning and Development Control Manager

Decision date: 25th April 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET