

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

Application number: | 22/00048/FUL
Validated on: | 18th February 2022
Site address: | 31 Harleys Field
Proposal: | Loft conversion

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. By reason of its siting, excessive bulk and mass, unsympathetic design and proposed materials, and its juxtaposition with the existing roofscape of the terrace as a whole, the proposed rear dormer roof extension would constitute overdevelopment of the existing roof to the detriment of the design and appearance of the host dwelling and the terrace as whole, would appear incongruous within the existing roofscape and would be harmful to the character of the area. 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).

2. By reason of its position design, prominence and siting at third floor height to the rear of the property, the proposed rear dormer roof extension would result in an unacceptable level of overlooking and loss of privacy to nearby residential occupiers (particularly those at 30 and 32 Harleys Field) , to the significant detriment of their residential amenity. This detrimental impact would be exacerbated by the proposed use of glass doors and a Juliet balcony. 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: 7th April 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET