

APPLICATION NO: 22/01048/OUT
VALIDATED ON: 7th November 2022

TO

Mr Ben Bishop
c/o Mr Cen Davies
Blueprint Architectural Planning Services
4 Danford Villas
Hartpury
Gloucester
GL19 3BH

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

Location: 102 Coney Hill Road, Gloucester, GL4 4LU,

Proposal: Proposed outline planning application for a new dwelling on land to the side of 102 Coney Hill Road Gloucester. Matters to be considered: Access, Appearance, Layout _ Scale.

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 subject to the following conditions:

The proposal due to its siting and form would result in a two storey dwelling which would appear cramped within its boundary and also result in limited private amenity space being retained with No. 102 Coney Hill Road. Furthermore, due to the proximity and spatial relationship of the proposed development to adjoining dwellings it would have an unacceptably overbearing impact on those adjoining dwellings and also result in loss of privacy to the detriment of their amenities. Insufficient car parking is to be retained to serve No. 102 Coney Hill Road which is likely to result in an increase in on street parking in a location where on street parking is limited and in high demand. The proposal is therefore contrary to Policies SD4, SD10, SD14 and INF 1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, Policy A1 of the emerging Gloucester City Plan, Section 12 of the National Planning Policy Framework which seeks to create well designed places as well as the requirements of the Manual For Gloucestershire Roads (July 2020).

Date: 19th December 2022



Jon Bishop
Planning Development Manager

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET