

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

**Application number:** | 22/00429/FUL  
**Validated on:** | 26<sup>th</sup> April 2022  
**Site address:** | 4 Bilberry Close  
**Proposal:** | Two storey side 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:

The proposed two-storey extension by reason of its design, scale, massing and spatial relationship with the adjoining dwelling No. 5 Bilberry Close, would appear visually obtrusive and overbearing to the detriment of the amenities of the occupiers of that adjoining dwelling. Furthermore, the resulting size of the extended dwelling, together with a lack of a set back of the extension from the front elevation wall of the existing dwelling, would result in cramped appearance of the site and a development that would appear visually prominent in the street scene to the detriment of the character of the area. 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: 29<sup>th</sup> June 2022**

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