

**APPLICATION NO: 22/00926/FUL**  
**VALIDATED ON: 30th September 2022**

**TO:**

Mr Ashley Stokes  
c/o Mr Glenn Church  
Homeplan Drafting Services  
28 Jasmine Close  
Abbeydale  
Gloucester  
GL4 5FJ

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

**Location: 14 Farmington Close Gloucester GL4 4XA**

**Proposal: Outbuilding to garden (retrospective)**

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 siting, height, size and external facing materials of the outbuilding the proposal would not be in keeping with the scale and character of the wider setting and cause unacceptable harm to local amenity including the amenity of the neighbouring occupants. In particular the living conditions of the neighbouring occupant at 14 Edgeworth Close would be unduly harmed by the outbuilding due to its overbearing nature. As such the proposal is contrary to Policies SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017), Policy A9 of the Gloucester City Plan (Adopted January 2023), the Gloucester City Council Home Extension Guide SPD and the guidance contained in the National Planning Policy Framework (2021).

**Date: 13<sup>th</sup> February 2023**



**Jon Bishop**  
**Planning Development Manager**

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET