

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

Application number: | 22/00057/FUL
Validated on: | 10th February 2022
Site address: | 46 Swift Road
Proposal: | Conservatory at rear

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 cumulative impact of development when considering the dwelling as a whole, with the pre-existing extension and associated outbuildings, the proposed conservatory would result in an overdevelopment of the subject property, to the detriment of its design and appearance Furthermore, by reason of its length, proximity to the boundary and cumulative impact with existing development at the site, the proposed development would have a significantly harmful impact on the living conditions of the occupiers of 45 Swift Road by reason of overbearing, overshadowing and loss of light. 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: 5th April 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET