

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

**Application number:** | 21/00098/FUL  
**Validated on:** | 9<sup>th</sup> June 2022  
**Site address:** | 11 Lansdown Road  
**Proposal:** | To add a Conservatory with a Ultra380 roof to the rear of the property

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:

11 Lansdown Road lies within the Denmark Road Conservation Area. Under the Planning (Listed Buildings and Conservation Areas) Act, 1990, there is a statutory duty for the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. The current proposal, by virtue of poor design, would neither preserve nor enhance the character and appearance of the Denmark Road Conservation Area, nor sustain its significance as a designated heritage asset. The harm would be less than substantial. Unless the proposal is considered to be outweighed by any resultant public benefits, the proposal conflicts with paragraph 201/202 of the National Planning Policy Framework, and to grant permission would be contrary to the requirements of Section 16 of the Framework, and the statutory duty of Section 72(1) of the 1990 Act. The proposal is also contrary to Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted December 2017.



**Jon Bishop**  
Planning and Development Control Manager

**Decision date: 11<sup>th</sup> August 2022**

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