

**APPLICATION NO: 22/00997/FUL**  
**VALIDATED ON: 26th September 2022**

**TO:**

Mr Kier Randles  
3 Kew Place  
Richmond Gardens  
Gloucester  
GL2 0DX

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

**Location: 3 Kew Place Richmond Gardens Gloucester GL2 0DX**

**Proposal: Proposed single storey rear extension at 3 Kew Place and construction of a new dwelling adjoining the side elevation of 3 Kew Place including associated access and parking.**

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:

1.The proposed dwelling by virtue of its design, siting, scale, massing and layout is unacceptable and doesn't respond to the existing dwelling or local context and doesn't maintain the character and appearance of the surrounding area. The proposal would replace a corner garden plot with a two storey dwelling which would create an imbalance in the appearance of the terraced properties. The proposal would result in a cramped and unattractive development at a prominent corner plot, this over development would be harmful to the character of the area and the street scene contrary to the NPPF and policies SD4 and SD10 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

2.The applicant has not demonstrated to the satisfaction of the Local Planning Authority, that the development would involve acceptable drainage measures. The proposal is therefore considered unacceptable contrary to the National Planning Policy Framework and policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

**Date: 24th November 2022**



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

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET