

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

**Application number:** | 22/00485/FUL  
**Validated on:** | 11<sup>th</sup> May 2022  
**Site address:** | 57 Paygrove Lane  
**Proposal:** | Erection of 1no. three bedroom terraced dwelling with associated alterations to the existing dwelling and plot at 57 Paygrove Lane

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 proposal by reason of its design, siting, scale, massing and layout is unacceptable and doesn't contribute or respond to the local context and doesn't maintain the character and appearance of the surrounding area. The proposal is over development and doesn't accord with the NPPF, policies SD, SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

The development would give rise to unacceptable harm to neighbouring residential amenities and an inadequate level of amenity would be able to be secured for future occupiers of the site. The proposal conflicts with the aims of JCS policies SD4, SD10 and SD14 and emerging policy A1 of the GCP.

**Note 1**

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.



**Jon Bishop**  
Planning and Development Control Manager

**Decision date: 12<sup>th</sup> September 2022**

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