

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

**Application number:** | 22/00312/FUL  
**Validated on:** | 6<sup>th</sup> April 2022  
**Site address:** | 39 Bishops Road  
**Proposal:** | Single storey rear extension and first floor side extension

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 proposals would fail to be subservient to the host dwelling, to the detriment of its design and appearance, which would further have a detrimental unbalancing effect on the street scene. The proposal would result in development which would appear overly bulky, cramped and incongruous within the street scene and would be harmful to the design and appearance of the host dwelling, adjacent dwellings, and the visual amenities of the local area. Furthermore, by reason of its location, scale and massing, and proximity to the shared boundary, the proposed development would have a harmful impact on the living conditions of the occupiers of 38 Bishops Road by reason of loss of light, overshadowing and overbearing to the neighbouring windows. 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: 25<sup>th</sup> May 2022**

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