

YOUR PROPERTY

69 Dinglewell, Hucclecote, Gloucester, GL3 3HP

ABOUT THIS REPORT

Property type: Semi-detached house

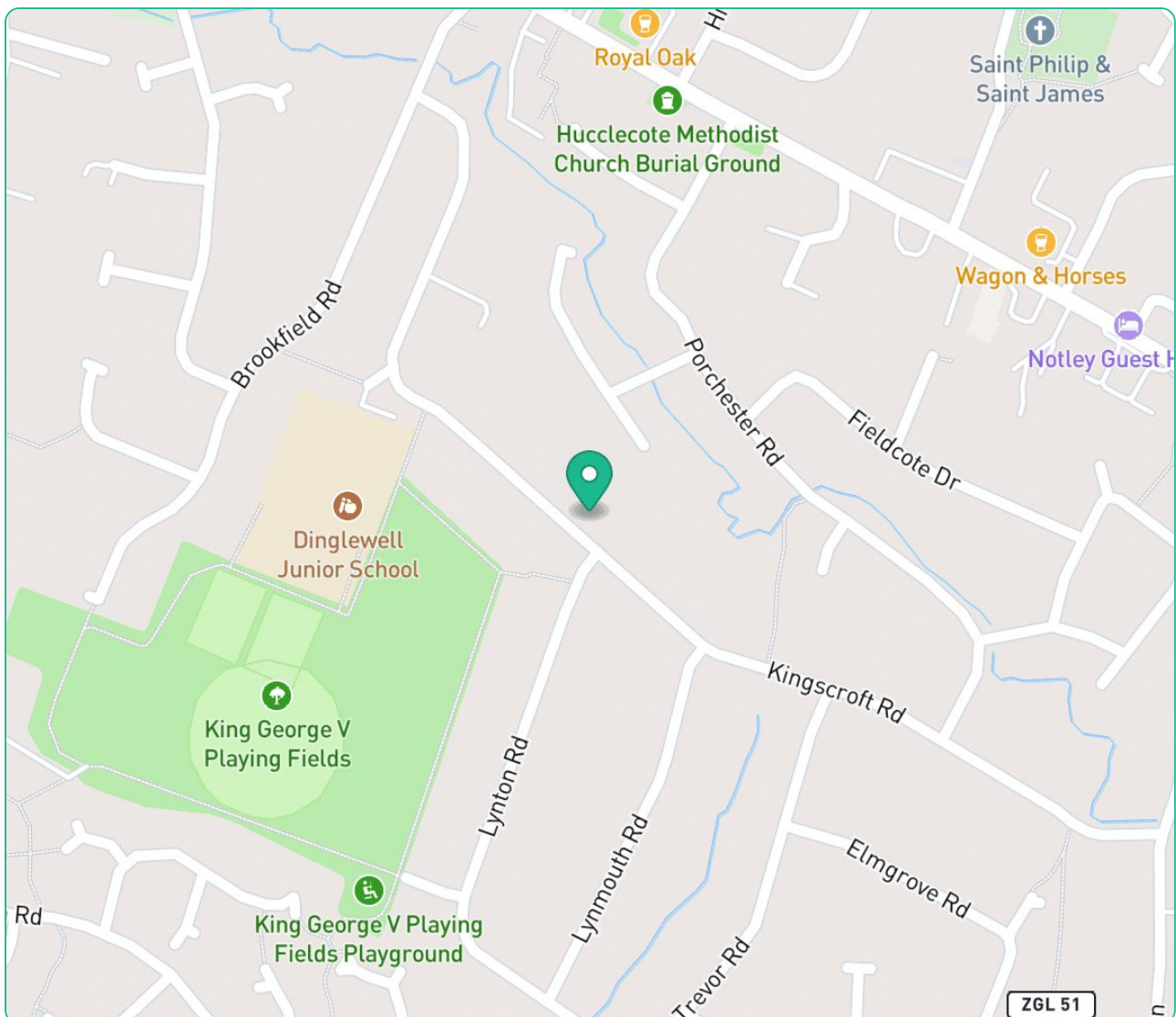
Project: Rear extension

Previous extensions: No (never extended)

Extension storeys: Single storey

Gloucester

Single storey rear extension



This is a genuine report on a real address, produced from public planning register data.
Every comparable decision in this report links to its original council planning record for independent verification.

How to read this report

This report is planning **intelligence, not planning advice**. It shows what the local data and the national rules suggest, so you can make better decisions and ask Gloucester sharper questions. It does not replace a decision from your local planning authority or a qualified professional.

It is also designed to save you money. An initial opinion from a planning professional (a town planner, architect or heritage consultant) can easily exceed £1,000, and before an application is submitted even that opinion is heavily caveated. For £19, this report gives you the facts that opinion starts from: the **constraints on record** at your address (conservation area, flood zone, listed status, Article 4 directions), and the **local evidence**: how many comparable applications have been decided nearby, and how they fared.

Read that evidence honestly: every application is decided on its own merits, and nearby outcomes do not decide yours, but they give a genuine indication of the key matters your application is likely to be assessed on. This report is no substitute for a planning consultant, and is not meant to be, but it can give you the context to approach Gloucester directly for pre-application advice, and the context to ask the right questions when you do.

Permitted Development (PD) rights are genuinely complex, and there are traps this report cannot see. PD rights can be removed by a **condition on an earlier planning permission** (which councils do not always hold in searchable form), by an **Article 4 direction**, or by a **designation not yet in the national dataset**. Treat every "you may not need permission" as a lead to confirm, not a guarantee.

Confirm anything before you act on it: with Gloucester, and for anything significant, a planning consultant. For the rules themselves, the authoritative sources are the Government's [Permitted Development technical guidance](#) and the [Planning Portal interactive guide](#). Planning rules and that guidance change over time. Gloucester is the authority on what applies to your property today.

YOUR PLANNING OUTLOOK

Our verdict: Feasible

Permitted Development may apply. See inside.

Proposals like this are routine, and councils normally decide them on design and the effect on neighbours.

Based on the constraints on record at this address, your property and project type, and 30 closest-matching local decisions, each examined in this report.

CHALLENGING

FEASIBLE WITH CARE

FEASIBLE

EVIDENCE BASE

Good

NEARBY EVIDENCE

52

decided applications across the most common substantive project types within 500m
Rear extension: 86% (28)
Full Application: 91% (11)

EVIDENCE BASE · APPROVAL RATES BY PROJECT TYPE

Rear extension	86% approved	28 decided (4 refused)
Full Application	91% approved	11 decided (1 refused)
Side / two-storey ext.	86% approved	7 decided (1 refused)
Garage conversion	100% approved	6 decided

This proposal is a rear extension to a semi-detached home. Nothing on the council's published record or the national registers constrains this address, so the risks below are the ordinary tests councils apply to proposals of this kind. River flooding is flagged nearby (Zone 3 within 200m); the property itself is not shown inside Zone 2 or 3. The local evidence base is good (30 closest-matching decisions), a workable foundation for judging how proposals like this fare. The key variable is depth: up to 3 metres can proceed under permitted development, 3 to 6 metres needs the larger-home prior-approval route, and beyond 6 metres needs a full planning application.

APPROVAL RATES AT A GLANCE

What's measured	Approval rate	Based on
Closest-matching cases	87%	30 closest-matching cases
Rear extension (single storey) (this ward)	81%	43 decided
Rear extension within 500m	86%	28 decided
Hucclecote, all decisions	84%	3-year window
Gloucester council-wide	88%	12-month window

Closest matches by project type, distance and recency. We don't know their size, design or site constraints, and each application is decided on its own merits; read them as context, not a like-for-like guarantee.

What you're applying for: Householder planning application, rear extension

Target decision time: 8 weeks • **Decided by:** Delegated

RISK ASSESSMENT

Permitted development depth compliance

The homeowner confirms no previous extensions, so the full Class A allowance remains available.

Medium

Impact on the attached neighbour: light and outlook

The party wall shared with the attached neighbour is the primary interface for assessing the effect on neighbours.

Medium

Roof height and eaves proximity to boundary

For a semi-detached home, the extension will almost certainly sit within 2 metres of at least one side boundary, so the 3-metre eaves limit applies on that side.

Low

Design quality and materials

National policy requires that development is well designed and reflects local character.

Low

Garden coverage and proportionality

Although the homeowner confirms no previous extensions, any existing outbuildings, sheds, or hard standings count towards this 50% threshold.

Low

Each risk is analysed in full, with the policy basis, in the "Key Risks for This Proposal" section of this report.

COMPARABILITY NOTE

The local evidence base is good, providing a workable set of closest-matching decisions for a single-storey rear extension to a semi-detached home in this area.

SECTION 1

Do You Need Planning Permission?

YOU MAY NOT NEED PLANNING PERMISSION

Permitted development rights for a single-storey rear extension appear available in principle at 69 Dinglewell, Hucclecote, Gloucester, GL3 3HP. No conservation area or listed building designation has been detected in the data available, and the property has not been previously extended according to the information provided, so the Class A volumetric allowance appears undiminished, but this cannot be confirmed without checking the original decision notice for any planning conditions that may have removed or restricted PD rights, as such conditions do not appear in any searchable dataset. Subject to meeting the GPDO size and position limits, and to confirming the position with Gloucester City Council, PD may be available for this proposal.

We could not find an Article 4 direction affecting this property in the data available to us. National Article 4 coverage is incomplete, so confirm with Gloucester before relying on Permitted Development.

YOUR PROJECT

Rear extension (single storey)

⚠ May qualify under PD (Class A)

GPDO Sch.2 Part 1 Class A governs this proposal: a single-storey rear extension to a semi-detached house may extend up to 3 metres beyond the original rear wall, or up to 6 metres under the larger-home rules, which need prior approval from the council. No restrictions have been detected in the data available, but you should check the original decision notice for any planning condition that may have removed Class A rights, and confirm that no previous works have partially consumed the allowance.

Other projects you could consider

Project Type	PD Status
Loft conversion (rear dormer)	⚠ May qualify under PD (Class B)
Side extension (single storey)	⚠ May qualify under PD (Class A, single storey)
Garden room / outbuilding	⚠ May qualify under PD (Class E)
Garage conversion (internal only)	✅ Usually no planning permission (internal works)
Roof alterations (rooflights / solar panels)	✅ PD likely (Class C)

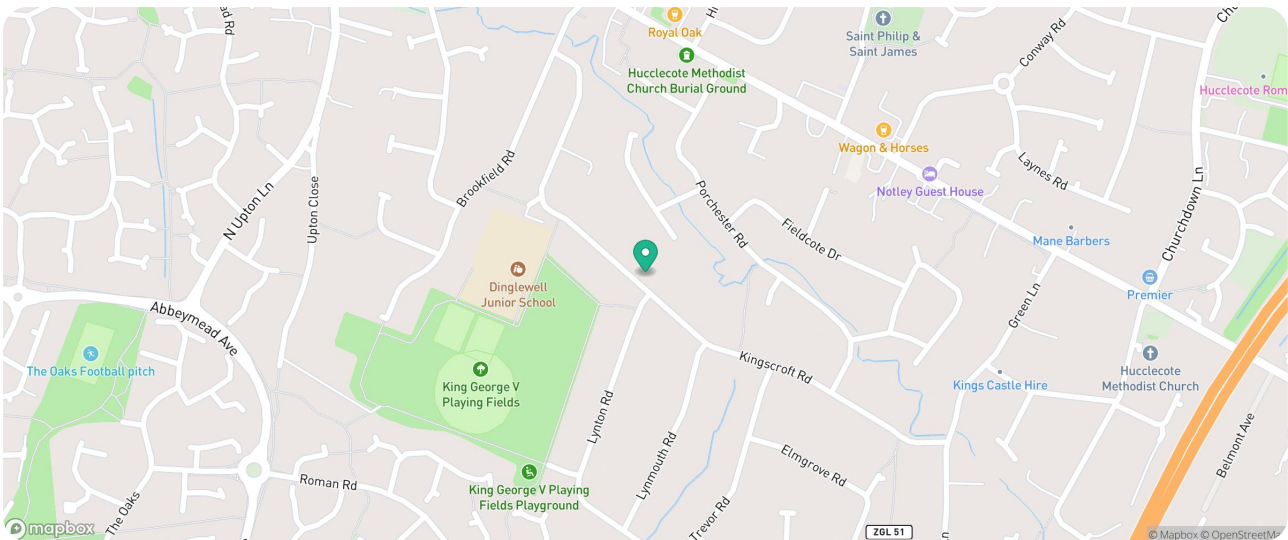
This is a rough guide. Whether your project actually qualifies as permitted development depends on specifics this report can't verify: your home's exact dimensions, any extensions already added, and where the project sits on the plot. For certainty, apply for a Lawful Development Certificate (see below) or get a professional PD check.

LAWFUL DEVELOPMENT CERTIFICATE

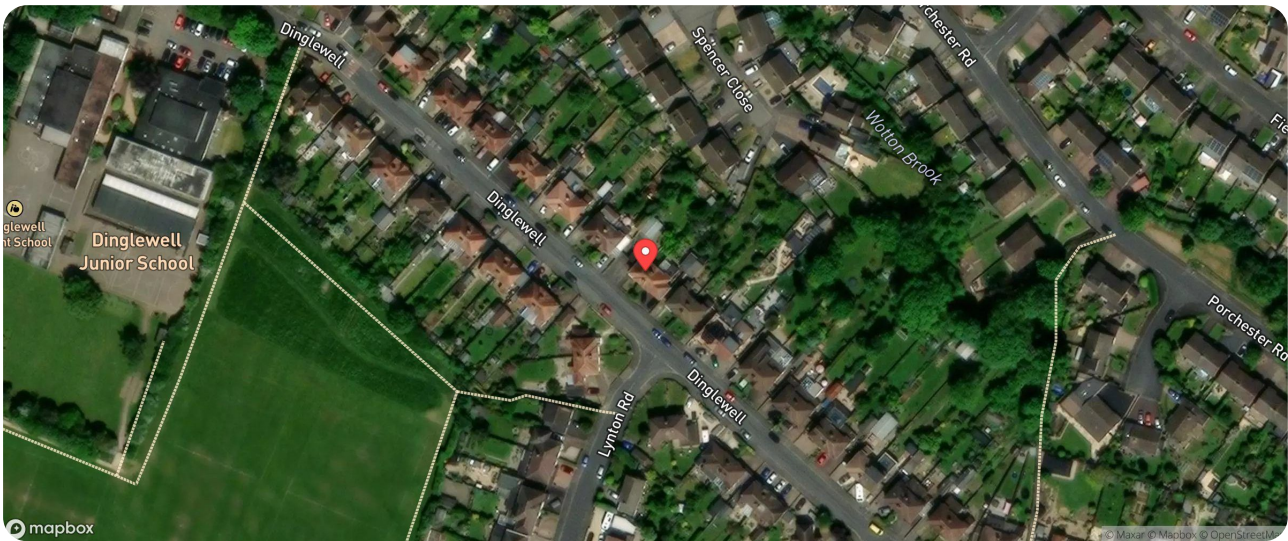
A Lawful Development Certificate (LDC) application to Gloucester can formally confirm Permitted Development status before work starts.

SECTION 2

Site Overview



Street map



Satellite view

Address	69 Dinglewell, Hucclecote, Gloucester, GL3 3HP
Local Planning Authority	Gloucester
Ward	Hucclecote
Search radius	500 m

Site Constraints

A note on constraint coverage

Constraint detection (conservation areas, listed buildings, Article 4 directions, AONBs, flood zones and similar) draws from *planning.data.gov.uk*, the national planning dataset. Coverage varies by local planning authority: some councils have uploaded their data comprehensively, others have not. The two labels below mean different things: "Clear" appears only against nationally complete registers (Historic England, Natural England, the Environment Agency), where absence from the register is meaningful. Rows marked ① were checked against data the council publishes itself, which can lag or be incomplete: "None on the council's published record" is the most this report can claim, never a statement that no constraint applies. Neither label means the property is definitely free of that constraint. Before relying on Permitted Development or making material decisions, verify directly with Gloucester, particularly for Article 4 directions, which are inconsistently uploaded to the national dataset. PD rights can also be removed by a condition on an earlier planning permission (recorded only in the original decision notice, not in any national dataset), so check that notice with the council before relying on Permitted Development.

HERITAGE

① **Conservation area** · None on the council's published record

✓ **Listed building** · Clear (you confirmed this property is not listed)

① **Locally listed building** · None on the council's published record

✓ **Registered park / garden** · Clear

✓ **Heritage at Risk** · Clear

✓ **Scheduled Monument** · Clear

✓ **World Heritage Site** · Clear

✓ **Heritage Coast** · Clear

ENVIRONMENTAL & ECOLOGICAL

✓ **SSSI** · Clear

✓ **Ancient woodland** · Clear

✓ **SAC (Habitats Directive)** · Clear

✓ **SPA (Birds Directive)** · Clear

✓ **Ramsar wetland** · Clear

✓ **Local Nature Reserve** · Clear

✓ **National Nature Reserve** · Clear

PLANNING POLICY & LAND DESIGNATION

① **Green Belt** · None on the council's published record

✓ **AONB / National Landscape** · Clear

✓ **National Park** · Clear

① **Article 4 direction** · Not found in available data

Article 4 records are incomplete nationally; confirm with Gloucester before relying on Permitted Development. See Section 12, "About Article 4 Directions", at the end of this report, for what a direction is and three ways to confirm the position for this address.

⚠ **Flood zone (fluvial)** · adjacent, Zone 3 within 200m

The property itself is not shown inside Zone 2 or 3; nearby river flooding is unlikely to affect a rear extension application, but check the [EA long-term flood risk service](#) for surface-water risk.

① **Brownfield Land Register** · None on the council's published record

TREES

① **Tree Preservation Order** · None on the council's published record

IMPORTANT COVERAGE NOTES

Flood risk: the flood zone above shows **Environment Agency Flood Zones 2 and 3** (fluvial flooding from rivers and main watercourses). Surface-water (pluvial) flooding, groundwater flooding, sewer flooding and reservoir flooding are NOT shown here. For a complete picture, consult the EA [long-term flood risk service](#) and your LPA's Strategic Flood Risk Assessment.

TPOs: coverage of Tree Preservation Orders depends on each Local Planning Authority publishing their data to planning.data.gov.uk, which is why the row above reads "None on the council's published record" rather than "Clear": single-tree TPOs in particular may be missing from the published data. Always verify with the LPA before any tree work; unauthorised felling of a protected tree is a criminal offence.

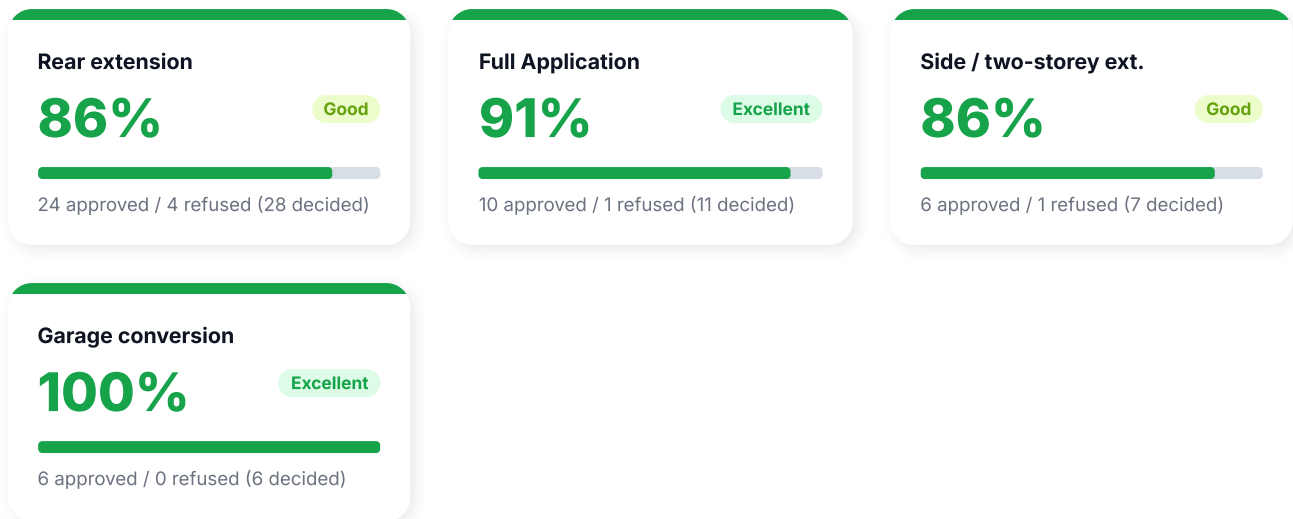
Other: this report covers national designations only. Local plan policy designations (e.g. local heritage assets, important open spaces, archaeological priority areas) are not included here, your LPA's adopted local plan and policies map are the authoritative source.

SECTION 3

What Can You Build Here?

Most projects near you get approved. For proposals that most closely match yours, the cover page leads with the 87% rate across 30 closest-matching cases.

Approval rates for the most common substantive project types within 500m (decided applications, last 3 years; 3+ decisions shown). Procedural items (tree works, condition discharges, prior approvals and similar) are excluded from these figures.



"Full Application" is the council's own application-type label, shown where no more specific project type is recorded.

SECTION 4

Key Risks for This Proposal

Analysis of refusal patterns near this address, drawing on 5 refusals among the 47 decided comparable applications within 500m in the last three years. Understanding why applications are refused is critical for a successful submission.

1 Permitted development depth compliance

Medium

A single-storey rear extension to a semi-detached house may extend up to 3 metres beyond the original rear wall, or up to 6 metres under the larger-home rules, which need prior approval from the council. The homeowner confirms no previous extensions, so the full Class A allowance remains available. If the proposed depth exceeds 3 metres under standard permitted development, the larger-home prior-approval route requires a formal notification to Gloucester, and adjoining occupiers must be consulted before approval can be granted. If the extension exceeds 6 metres in depth, it falls outside permitted development entirely and a householder planning application is required.

Policy: GPDO Schedule 2 Part 1 Class A; Gloucester Local Plan householder development policy

2 Impact on the attached neighbour: light and outlook

Medium

The party wall shared with the attached neighbour is the primary interface for assessing the effect on neighbours. A single-storey rear extension projecting beyond the neighbour's rear wall can reduce natural light to their ground-floor rooms and restrict their outlook from rear-facing windows. The assessment will consider whether the extension passes the 45-degree rule measured from the centre of the nearest habitable-room window on the adjoining property, and whether the projection and height cause unacceptable overshadowing of the neighbour's garden. Keeping the eaves height and overall bulk to the minimum necessary, and ensuring the roof slopes away from the boundary, will help satisfy these tests.

Policy: NPPF para 135; Gloucester Local Plan residential design and neighbour-impact policy

3 Roof height and eaves proximity to boundary

Low

A single-storey rear extension may be no more than 4 metres tall overall. Where any part of the extension comes within 2 metres of a boundary, its eaves may be no more than 3 metres high. For a semi-detached home, the extension will almost certainly sit within 2 metres of at least one side boundary, so the 3-metre eaves limit applies on that side. A flat roof or a lean-to roof pitching away from the boundary is the most straightforward way to comply, and the design should demonstrate compliance with both the overall height and the eaves-height tests.

Policy: GPDO Schedule 2 Part 1 Class A; Gloucester Local Plan householder development policy

4 Design quality and materials

Low

National policy requires that development is well designed and reflects local character. A rear extension to a semi-detached home should use materials that match or complement the original home, including brickwork, roof covering, and window framing. Where the extension is visible from public vantage points or from neighbouring properties, poor material choices or an incongruous design can form a reason for refusal if a planning application is required. Even under permitted development, using sympathetic materials protects the value of the property and avoids future enforcement queries.

Policy: NPPF para 135; Gloucester Local Plan design policy

5 Garden coverage and proportionality

Low

No more than half the land around your home (the "curtilage", excluding the house itself) may be covered by extensions and outbuildings. Although the homeowner confirms no previous extensions, any existing outbuildings, sheds, or hard standings count towards this 50% threshold. The proposed extension's footprint must be calculated against the total area of the plot minus the original home's footprint, and the combined total of all additions must remain below 50%. If the garden is relatively small, as is common with semi-detached properties, this limit can be reached more quickly than expected, and a measured site plan should confirm compliance before work begins.

Policy: GPDO Schedule 2 Part 1 Class A; Gloucester Local Plan householder development policy

SECTION 5

Planiverse Recommendations

AI-generated recommendations, each grounded in a specific risk from the section above. Every action includes a cost estimate, priority, and the risk it mitigates.

1 Confirm permitted development compliance and apply for a Lawful Development Certificate

Est. £272 (LDC fee) **High priority**

Before committing to a full planning application, instruct your architect to verify that the proposed single-storey rear extension satisfies every Class A dimensional test. A single-storey rear extension to a semi-detached house may extend up to 3 metres beyond the original rear wall, or up to 6 metres under the larger-home rules, which need prior approval from the council. You have confirmed no previous extensions, so the full Class A allowance remains available. If the extension sits within the standard 3-metre depth and meets the height and coverage tests, apply for a Lawful Development Certificate (£272) to secure written confirmation that no planning application is needed, saving £276 against the full householder fee of £548.

↳ Mitigates Risk 1

2 Commission a 45-degree line sketch from your project architect to demonstrate the effect on the attached neighbour

Est. £0 (in-house, part of architect's drawings) **Medium priority**

Ask your architect to prepare a 45-degree line diagram drawn from the nearest ground-floor habitable-room window on the attached neighbour's rear elevation. This is a standard technique for showing that a single-storey rear projection does not unacceptably reduce daylight or outlook to the neighbouring property. The sketch should be included in any planning submission or retained as evidence if proceeding under permitted development. Because the party wall is the primary interface, the diagram need only address the one attached side and any property beyond the open flank. This is an in-house task requiring no additional fee beyond your architect's normal design work.

↳ Mitigates Risk 2

3 Instruct your architect to dimension the eaves and overall height on the submitted drawings, referencing boundary proximity

Est. £0 (in-house, part of architect's drawings) **Medium priority**

For a semi-detached home, the extension will almost certainly sit within 2 metres of at least one side boundary. Where any part of the extension comes within 2 metres of a boundary, its eaves may be no more than 3 metres high. Additionally, a single-storey rear extension may be no more than 4 metres tall overall. Ensure the architect's drawings clearly annotate the eaves height, ridge or parapet height, and the distance from each boundary so that compliance is immediately legible. This avoids queries or requests for further information during any assessment.

↳ Mitigates Risk 3

4 Specify matching materials in the architect's brief and photograph the existing home before work begins

Est. £0 (in-house) **Low priority**

National policy (NPPF paragraph 135) requires development to be well designed and to reflect local character. Instruct your architect to specify brickwork, roof covering, and window framing that match or complement the original home. Before any work starts, take dated photographs of all elevations, the rear garden, and the boundary treatments. These photographs serve as baseline evidence for a design and access statement if a planning application is needed, and they document the pre-extension condition for the GPDO 50% coverage calculation. No more than half the land around your home (the "curtilage", excluding the house itself) may be covered by extensions and outbuildings.

↳ Mitigates Risks 4 & 5

5 Verify Article 4 direction and TPO status with Gloucester before finalising the design

Est. £0 (telephone or email enquiry to Gloucester)

Low priority

The national dataset does not detect an Article 4 direction or tree preservation order at this property, but coverage of both datasets is incomplete and varies by authority. Before committing to the design or relying on permitted development rights, contact Gloucester to confirm whether any Article 4 direction or TPO applies that is not yet digitised. This can be done by email or telephone at no cost. If an Article 4 direction withdraws relevant Class A rights, a householder planning application (£548 plus £91.02 Portal processing fee) would be required instead of the LDC route.

↳ Also worth doing

SECTION 6

You might also consider

Other project types with a track record in your area, based on recent local decisions. These are not recommendations, we haven't analysed them against your specific property. Use them as a sense of what's been getting through nearby.

Side / two-storey ext.

86% approved

6 of 7 decided
within 500m, last 3 yrs

Garage conversion

100% approved

6 of 6 decided
within 500m, last 3 yrs

Approval rates are calculated from decided cases only (pending and withdrawn applications excluded), from the same substantive project-type figures as the "What Can You Build Here?" section. Project types you selected on the pre-report wizard are excluded from this panel.

SECTION 7

Comparable Decisions

47

comparable decisions

30

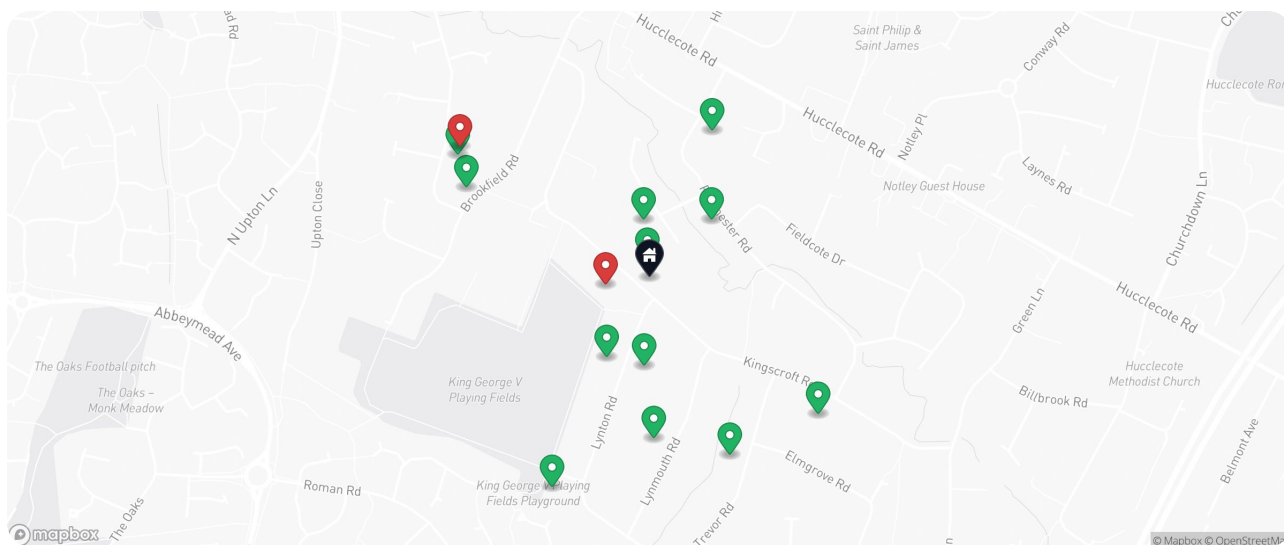
closest-matching

87%

approval rate
closest-matching (30 similar
cases)

63d

mean decision time



■ Approved
 ■ Refused
 ■ Pending
 ■ This site

Reference	Address	Proposal	Match	Decision	Date	Days	Source
26/00217/FUL	20 Lynton Road Gloucester GL3 3HX	Works associated with the use of the property as a single dwellinghouse. Works...	Closest match	Approved	15 May 2026	71	Portal
26/00093/FUL	46 Hucclecote Road Gloucester GL3 3RS	Two storey side and rear extension with single storey extensions to the front...	Closest match	Approved	24 April 2026	84	Portal
26/00084/FUL	29 Kingscroft Road Gloucester GL3 3RG	Single storey rear and side extension and erection of outbuilding (resubmission...	Closest match	Approved	18 March 2026	49	Portal
26/00058/FUL	2 Ashwood Way Gloucester GL3 3JE	Demolition of the existing detached garage and replacement with a proposed...	Closest match	Approved	18 March 2026	55	Portal
25/00982/FUL	6 Jupiter Way Gloucester GL4 5JE	Single storey rear extension	Closest match	Approved	29 December 2025	49	Portal
25/00693/FUL	30 Lynmouth Road Gloucester GL3 3JD	Single storey rear extension and new garage	Closest match	Approved	23 September 2025	49	Portal
25/00613/FUL	36 Larkhay Road Gloucester GL3 3NS	Single storey rear extension.	Closest match	Approved	23 September 2025	76	Portal
25/00473/FUL	17 Lynton Road Gloucester GL3 3HX	Proposed new single storey side extension to join with existing single storey...	Closest match	Approved	1 August 2025	63	Portal

This list is the nearest comparable decisions across all match tiers (Closest match / Partial / Area; see the Match column), newest first. Each was decided on its own merits, and we do not know their size, design or site constraints. The closest-matching headline rate is computed from the 30 "Closest match" rows only, so this mixed list's approval rate is a different figure. The cover's nearby-evidence figure (52) counts decided applications across the most common substantive project types near this address; the 47 decisions here are the comparable householder cases examined individually. Showing the 8 most relevant of 47; full dataset at planiverse.uk.

Site & Neighbourhood Activity

Planning History at This Address

No previous planning applications were identified at this address in the records pulled into this report. This is a neutral starting point, it neither helps nor hinders a future application. Many properties have no recent planning history simply because the current owner has not previously sought permission, and an unblemished record carries no special weight.

Coverage caveat: the underlying planning database draws on the public planning registers maintained by local planning authorities (directly and via aggregation services) and may not include applications older than the council's online retention window, applications never digitised by the council, or pre-1990 historic consents. If you suspect an older application exists, request a planning history search directly from the Local Planning Authority.

Wider Neighbourhood Activity

DEVELOPMENT ACTIVITY NEAR THIS SITE

This area has seen 63 planning applications in the last 12 months, which is below the Gloucester average. The most common substantive development types are: Rear extension (37%), Full Application (14%), Garage conversion (14%), Loft / roof (10%). The local approval rate within 1km is 78%.

26 applications within 500m in last 12 months; 71% approval rate, lower than the headline rate because it includes all application types, not just projects like yours.

Recent Decisions Within 200m

Address	Proposal	Decision	Date	Portal
67 Dinglewell Gloucester GL3 3HP	Single storey rear extension	Approved	26 June 2025	Portal ↗
77 Dinglewell Gloucester GL3 3HT	Single storey side extension and rear dormer to loft...	Approved	30 March 2023	Portal ↗
32 Dinglewell Gloucester GL3 3HR	Single storey rear extension	Approved	30 April 2025	Portal ↗
32 Dinglewell Gloucester GL3 3HR	Single storey rear extension	Refused	12 March 2025	Portal ↗
22 Spencer Close Gloucester GL3 3EA	Erection of single storey front extension and two...	Approved	7 May 2024	Portal ↗
71 Porchester Road Gloucester GL3 3DY	Proposed first floor extension over existing detached...	Approved	19 July 2024	Portal ↗
20 Lynton Road Gloucester GL3 3HX	Works associated with the use of the property as a...	Approved	15 May 2026	Portal ↗

 No pending applications found within 500m.

SECTION 9

About Gloucester

1104

decisions (12m)

88%

approval rate (12m)

57d

median decision time

4%

withdrawal rate

Hucclecote · Ward Level Analysis (3-year window)

This ward (Hucclecote), 3-year  **84%**

Gloucester council-wide, 12-month  **88%**

This ward approved 84% of decisions over the last 3 years; Gloucester approved 88% council-wide over the last 12 months. The two cover different periods and are shown for context, not as a like-for-like difference.

SECTION 10

Your Next Steps

A practical action plan based on the findings of this report.

Timeline: most householder decisions take around 8–13 weeks; budget 2–3 months from submission to decision.

1 Check if you need planning permission

Based on our analysis, your Permitted Development rights appear to be intact. Some projects may not need planning permission; see the PD section earlier in this report.

2 Get pre-application advice

You may want to consider a pre-application enquiry with Gloucester. Pre-application fees vary by authority, typically free to a few hundred pounds for householder projects; check the Gloucester pre-application fee schedule for the current rate. With no high-severity risks flagged and no constraints found on record at the site, pre-app advice is optional. Before relying on Permitted Development or proceeding, confirm with Gloucester that no Article 4 direction applies, as our Article 4 data is not comprehensive. Start here: [Gloucester City Council: pre-application advice](#).

3 Appoint a professional

An architect or architectural designer will prepare the drawings needed for your application. Expect to pay £1,000–£4,000 for a householder project. Ask whether they have experience working with Gloucester; local knowledge of officer expectations makes a material difference.

4 Submit your application

The current householder planning application fee is £548 (Planning Portal, 2026; fees indexed annually on 1 April), plus a £91.02 (inc. VAT) Planning Portal processing charge for online submissions. The statutory determination period is 8 weeks. Your application will be assessed against Gloucester's Local Plan and the National Planning Policy Framework.

5 Use this report as your guide

Share this report with your architect and planning consultant. The comparable decisions, constraint analysis, and risk assessment provide evidence-based context that will help them design a project with the best chance of approval.

SECTION 11

Data Sources & Methodology

Data source	English local authority planning portals
Local Planning Authority	Gloucester
Applications in database	2586
Date range analysed	Last 3 years
Search radius	500 m
Search coordinates	51.85399N, 2.19250W
Report generated	22 July 2026
Report build	0e5d4cdb5d9a · statistics schema v3
AI analysis	Powered by Anthropic Claude

Your inputs

Answers you supplied via the pre-report wizard. The PD assessment, risk analysis and recommendations in this report were scoped against these answers.

Property type (you said)	Semi-detached house
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Project type(s) (you said)	Rear extension
Previous extensions (you said)	No (never extended)
Extension storeys (you said)	Single storey

All application references link to original council planning portal records. For the most current data and interactive analysis, visit planiverse.uk.

[1]	25/00432/FUL	• App.	View	[2]	25/00080/FUL	• Ref.	View
[3]	24/00156/FUL	• App.	View	[4]	24/00076/FUL	• App.	View
[5]	26/00217/FUL	• App.	View	[6]	25/00473/FUL	• App.	View
[7]	23/00745/FUL	• App.	View	[8]	25/00693/FUL	• App.	View
[9]	25/00055/FUL	• App.	View	[10]	23/00715/FUL	• App.	View
[11]	26/00084/FUL	• App.	View	[12]	24/00884/FUL	• App.	View
[13]	24/00374/FUL	• Ref.	View	[14]	24/00689/FUL	• App.	View
[15]	25/00871/FUL	• App.	View	[16]	24/00704/FUL	• App.	View
[17]	24/00434/FUL	• App.	View	[18]	25/00745/FUL	• App.	View
[19]	25/00982/FUL	• App.	View	[20]	26/00093/FUL	• App.	View

SECTION 12

Appendix: About Article 4 Directions

Why the Article 4 check in this report reads "Not found in available data" rather than "Clear".

What is an Article 4 direction? Most properties in England benefit from a set of rights called Permitted Development (PD), which lets you carry out common works (small extensions, loft conversions, porches, painting, renewal of windows) without applying for planning permission. An Article 4 direction is a formal notice issued by your local council that removes some of those PD rights across a defined area. Councils use Article 4 directions to protect the character of places they consider sensitive, most often conservation areas, historic high streets, and areas with high concentrations of converted houses.

Why this report cannot give you a definitive answer. This report checks Article 4 coverage against planning.data.gov.uk, the government's national planning dataset. That dataset is authoritative where it has data, but coverage is patchy: each local planning authority is responsible for uploading its own directions, and a meaningful number of older or more recent directions are not yet published there. A "Not found in available data" result therefore means "the national dataset does not show an Article 4 direction at this address"; it does not mean "this address is definitely free of Article 4 restrictions".

When does this matter to you? It matters whenever you were planning to rely on Permitted Development rather than apply for full planning permission. If an Article 4 direction applies to the specific kind of work you're doing (for example, cladding or painting in a conservation area, roof extensions to a terrace, or change of use to a shared house), then the relevant PD right is disapplied and full planning permission becomes mandatory. Starting work on the assumption you had PD rights when in fact they had been removed is one of the most common causes of retrospective enforcement action.

How to confirm the position for your address. Three low-cost routes, in order of certainty:

1. **Ask Gloucester directly.** A brief email or phone call to the planning duty desk, quoting your full address, can confirm whether any Article 4 directions apply and which PD rights (if any) are removed. This is free.
2. **Check the LPA's Local Plan and policies pages on its website.** Most councils publish a list or interactive map of Article 4 directions in force. Search the council site for "Article 4" to locate it.
3. **Apply for a Lawful Development Certificate (LDC).** If you want a legally binding confirmation that your specific project is permitted development, the LDC route gives you that. The application fee is £272 (Planning Portal, 2026; fees indexed annually on 1 April) and turnaround is typically 8 weeks.

If an Article 4 direction does apply. It does not mean your project is refused: it simply means a full planning application is required rather than relying on PD. The comparable decisions and risk analysis in this report apply in the same way to a full planning application; the Next Steps action plan accounts for the fee and timeline.

This appendix is included for completeness on every homeowner report so the "Not found in available data" result in the main constraint checklist is read in context. If your property sits in one of the known local authorities with a documented Article 4 override (for example, Brighton & Hove's city-wide HMO direction), the main constraint checklist will already show that as a warning rather than "Not found in available data".