

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

Application number: | 22/00838/FUL
Validated on: | 25th August 2022
Site address: | 14 Upper Rea
Proposal: | Proposed single storey 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 proposal would extend a more vulnerable use in flood zone 3b. The applicant has failed to demonstrate that the proposal would not increase the risk of flooding within the application site or elsewhere. The proposal is therefore contrary to the NPPF, Planning Practice Guidance, Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2017 and Policy E4 of the Main Modifications Gloucester City Plan 2022.



Jon Bishop
Planning and Development Manager

Decision date: 18th October 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET