

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

**Application number:** | 22/00341/FUL  
**Validated on:** | 28<sup>th</sup> April 2022  
**Site address:** | 12 Carne Place  
**Proposal:** | Single storey rear 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 introduce a more vulnerable use into 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 E6 of the Pre-Submission Gloucester City Plan 2019.



**Jon Bishop**  
Planning and Development Manager

**Decision date: 5<sup>th</sup> October 2022**

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