

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

Application number: | 22/00368/FUL
Validated on: | 5th April 2022
Site address: | 10 Sudgrove Park
Proposal: | Proposed erection of an end-of-terrace two-bedroom dwelling

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:

- 1) The proposed development does not meet the minimum national space standards for gross internal floor area as the proposed dwellings internal floor area measure 56 square metres, while the minimum standard for a two storey, four-person dwelling is 79 square meters. Therefore, the proposed new dwelling is not considered to provide suitable living conditions for future residents as it does not comply with paragraph 17 of NPPF, Policy SD11 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017), Policy F6 of the emerging Gloucester City Plan and the NPPF.
- 2) The proposed development does not provide an appropriate sustainable urban drainage system (SUDS) and has proposed the use of a soakaway without supplying evidence of soakaway testing. The proposed drainage system does not comply with Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017) and Policy E6 of the merging Gloucester City Plan in providing an appropriate sustainable urban drainage system (SUDS) and the NPPF.



Jon Bishop
Planning and Development Control Manager

Decision date: 5th September 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET