

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

**Application number:** | 22/00859/FUL  
**Validated on:** | 14<sup>th</sup> September 2022  
**Site address:** | 87 Wells Road  
**Proposal:** | Proposed erection of 4 bed detached dwelling adjacent to 87 Wells Rd

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 fails to meet national space standards for gross internal floor area and the proposed development would result in poor quality living accommodation for the future occupiers. As such the proposed development fails to comply with paragraph 17 of NPPF, Policy SD11 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017) and Policy F6 of the emerging Gloucester City Plan.
- 2) The proposed dwelling flood risk management mitigation measures are not considered acceptable and on the grounds that a suitable mitigation exercise cannot be carried out. The site is located in Flood Zone 2 and the applicant has failed to demonstrate that the proposed development would not increase flood risk elsewhere through the loss of floodplain. As such the proposed development does not comply with Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017) and Policy F4 of the emerging Gloucester City Plan.
- 3) The proposed drainage strategy is not acceptable as the site discharge used is 2 l/s. Discharge for the development would need to be limited to greenfield rates and the applicant has failed to demonstrate that the proposed development would not increase flood risk elsewhere. As such the proposed development does not comply with Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017) and Policy F4 of the emerging Gloucester City Plan.



**Jon Bishop**  
Planning and Development Manager

**Decision date: 9<sup>th</sup> November 2022**

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