

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

Application number: | 22/00680/FUL
Validated on: | 11th July 2022
Site address: | 71 Porchester Road
Proposal: | Erection of a detached 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:

The proposed development would introduce a more vulnerable use into Flood Zone 3b and it has not been demonstrated that the proposal would not increase the risk of flooding both within the site or elsewhere. The proposal is therefore contrary to paragraph 159 of the NPPF, Planning Practice Guidance (Section titled Flood Risk & Coastal Change), Policy INF2 of the Gloucester, Cheltenham & Tewkesbury Joint Core Strategy (2017) and Policy E6 of the emerging Gloucester City Plan.



Jon Bishop
Planning Development Manager

Decision date: 6th January 2023

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET