

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

**Application number:** | 22/00013/FUL

**Validated on:** | 22<sup>nd</sup> March 2022

**Site address:** | 20 Chatcombe Road

**Proposal:** | Proposed construction of a two storey dwelling adjoining the side elevation of 20 Chatcombe Road including associated access and parking.

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 dwelling by virtue of its siting, width and design would extend significantly beyond the building line of properties along Penhill Road. The proposal would replace an open corner plot with a two storey dwelling with blank side elevation extending right up the boundaries of the site. The proposal would result in a cramped and unattractive development at a prominent corner plot which would be harmful to the character of the area and the street scene contrary to the NPPF and policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

2. The applicant has not demonstrated to the satisfaction of the Local Planning Authority, that the development would involve acceptable drainage measures. The proposal is therefore considered unacceptable contrary to the National Planning Policy Framework and policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).



**Jon Bishop**  
Planning and Development Control Manager

**Decision date: 13<sup>th</sup> May 2022**

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