Wiltshire Council

The Town and Country Planning Act 1990

Certificate of Lawful Use or Development - Proposed Use or Development

Application Reference Number: PL/2023/07896

Decision Date: 20 September 2023

Applicant:	Mr & Mrs Colin and Carly Rossiter 35 Walmesley Chase, Hilperton, Wiltshire, BA14 7HY
Particulars of Development:	Single storey side extension
At:	35 Walmesley Chase, Hilperton, Trowbridge,BA14 7HY

Wiltshire Council hereby certify that on the operative date shown below the operations described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan submitted with this certificate are lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

The information provided indicates that the proposed single storey side extension constitutes permitted development under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

First Schedule: Single storey side extension

Second Schedule:35 Walmesley Chase, Hilperton, Trowbridge,BA14 7HY

Informatives: (1)

This decision relates to the following plans/ documents:
Application form, Location Plan, Proposed Elevations, 2316-04, Proposed Floor and Roof Plans, 2316-03 - all dated 14th of September 2023

Parvis Khansari - **Corporate Director, Place**

Notes -

1. This Certificate is issued solely for the purpose of Section 192 of the Town & Country Planning Act 1990 (as amended).

2. It certifies that the use or development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.

3. This Certificate applies only to the extent of the proposed use or development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the Certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act, as amended. This states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change before the use is instituted or the operations begun in any manner relevant to determining such lawfulness.

5. Your attention is drawn to the rights of appeal you have against the Council's decision, contained in Section 195 of the Town and Country Planning Act 1990 (as amended). Any appeal must be lodged within 3 months of the date of this decision.