

**TOWN & COUNTRY PLANNING ACT 1990:
SECTION 192 (as amended by Section 10 of the Planning & Compensation Act 1991)**

Certificate of Lawful Use or Development - Proposed Use or Development

**Application Reference Number: PL/2025/09141
Decision Date: 11/12/2025**

Applicant: Mr Sam Dawson 22 Bridge Avenue, Trowbridge, Wiltshire, BA14 9SF

Proposal: Certificate of lawful development for a proposed single storey rear extension

At: 22 Bridge Avenue, Trowbridge, BA14 9SF

I write with reference to your application for a Certificate of Lawfulness relating to a proposed use or development submitted in respect of the above site.

The application for a Certificate is hereby **REFUSED**.

Refusal Reason

- 1 By virtue of condition no. 7 imposed on the grant of permission under application W/76/1046, permitted development rights for domestic extensions do not exist for the subject property and as such the proposal would require planning permission.

If the applicant is aggrieved by this decision an appeal may be lodged with the Secretary of State under the terms of Section 195 of the Town and Country Planning Act 1990. Appeals may be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or via the Inspectorate website of Planning Portal –

www.planninginspectorate.gov.uk
www.planningportal.gov.uk/planning/appeals

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

A copy of the appeal documents should be sent direct to planningappeals@wiltshire.gov.uk.

Níc Thomas - Director of Planning, Economy and Regeneration