

**TOWN & COUNTRY PLANNING ACT 1990:
SECTION 191 (as amended by Section 10 of the Planning & Compensation Act 1991)**

Certificate of Lawful Use or Development - Existing Use or Development

**Application Reference Number: PL/2025/08655
Decision Date: 03/02/2026**

Applicant: Mr R. Eustace
Mead House, Sodom Lane, Dauntsey, Chippenham, Wiltshire SN15 4JA

At: Oak Tree Acres (known as Vardorosa Villa), Sodom Lane, Dauntsey, SN15 4JA

Wiltshire Council hereby certify that on 30 October 2025 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 attached to this certificate would have been lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

On the balance of probability, sufficient evidence has been provided to demonstrate that groundworks undertaken on site amount to a material start in the construction of PL/2023/02836. As there is no clear or unambiguous evidence to the contrary submitted to or readily available to the Council, and as no formal enforcement action has been taken by the Council, it is recommended that on the balance of probability, a certificate of lawfulness be issued.

SCHEDULE 1: Certificate of Lawfulness for Existing Use to confirm a material start of the development approved under PL/2023/02836

SCHEDULE 2: Oak Tree Acres (known as Vardorosa Villa), Sodom Lane, Dauntsey, SN15 4JA



Signed
Nic Thomas - Director of Planning, Economy and Regeneration

Notes -

1. This Certificate is issued solely for the purpose of Section 191 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.