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Planning Dept
Wiltshire Council
Date : 19th January 2026

Dear Sir RE: Fairview Sundays Hill Brinkworth SN15 5AS
Certificate of Lawfulness for an existing use

Please find attached my client's application for a "Certificate of Lawfulness" at the above address. Back in 2013/2014 my client applied & obtained planning approval for a building to enclose his existing outdoor swimming pool & also form offices above at first floor level. The application number was 14/00984/FUL. Condition 3 of that approval stated that the building should only be used as ancillary accommodation to the main dwelling house.

My client duly built the structure in 2014 completing the project in March 2015 as is confirmed by the accompanying Certificate of Completion from building control at Wiltshire Council. During the course of construction due to structural issues with the swimming pool my client decided to fill in the pool & simply floored over the structure below. The internal arrangement of the ground floor was re-configured to provide annexe accommodation for a member of my clients immediate family. I have included drawings of what was actually built on –site as opposed to what was approved under the planning approval.

The building was built to the same dimensions as the approved scheme in terms of width, length & height & it was sited in the exact same position as was approved under 14/00984/FUL.

Since completion my client has used the building within the constraints of condition 3 of the planning approval in that its use has always been as ancillary accommodation to the main dwelling house .

Given the time lapse of some 10 years plus & the fact my client has always used the building as ancillary accommodation to the main dwelling & indeed continues to use it for this purpose my client seeks reassurance by way of this Certificate of Lawfulness application that the continued use as an annexe to the main dwelling is lawful.

I look forward to hearing from you further when you have had an opportunity to review the documents

Yours faithfully

Stephen Kingshott MCABE

On behalf of Stephen Kingshott Building Consultancy Ltd