



PLANNING STATEMENT

in support of a

Certificate of Lawfulness for Existing Use Application

for works at

295 Sandridge Common, Melksham

prepared by

Atelier 17 Ltd

Rev -

0.0 CONTENTS

1.0	Introduction
2.0	The Site and Context
3.0	Legislative Framework
4.0	Evidence of Use and Duration
5.0	Assessment
6.0	Conclusion

This document should be read in conjunction with the following information:

Application Forms	
Drawings:	
A17 26 03 S01 -	Location Plan
A17 26 03 S02 -	Existing Block Plan
A17 26 03 S03	Existing Floor Plans
A17 26 03 S04 -	Existing Elevations
A17 26 03 P01 -	Proposed Block Plan
A16 26 03 P02 -	Proposed Plans
A17 26 03 P03 -	Proposed Elevations

Design, Access and Heritage Statement

Applicant
Mr Mark Burbidge

Date
April 2026

1.0 INTRODUCTION

This document has been prepared by Atelier 17 Ltd on behalf of the family owners of the site.

This statement is submitted in support of an application for a Certificate of Lawfulness (Existing) under Section 191 of the Town and Country Planning Act 1990. The applicant seeks to formalize the status of a single-storey extension located to the rear of the dwellinghouse.

2. The Site and Context

The application site comprises a residential property situated on the souther side of Sandridge Common (A3102). The property is a two storey semi-detached dwelling. The extension in question is located entirely to the rear of the original dwellinghouse and is used for purposes incidental to the enjoyment of the main home.

The site is not situated within designated land or has any other planning constraints that effect its Permitted Development rights or would require special consideration as part of a Householder Application.

3. Legislative Framework

The “Four-Year Rule,” as set out in Section 171B(1) of the Town and Country Planning Act 1990, stipulates that:

“Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other



operations in, on, over or under land, no enforcement action may be taken after the end of the period of four years beginning with the date on which the operations were substantially completed.”

Once the four-year period has passed without enforcement action being taken, the development becomes immune from enforcement and is therefore lawful.



4. Evidence of Use and Duration

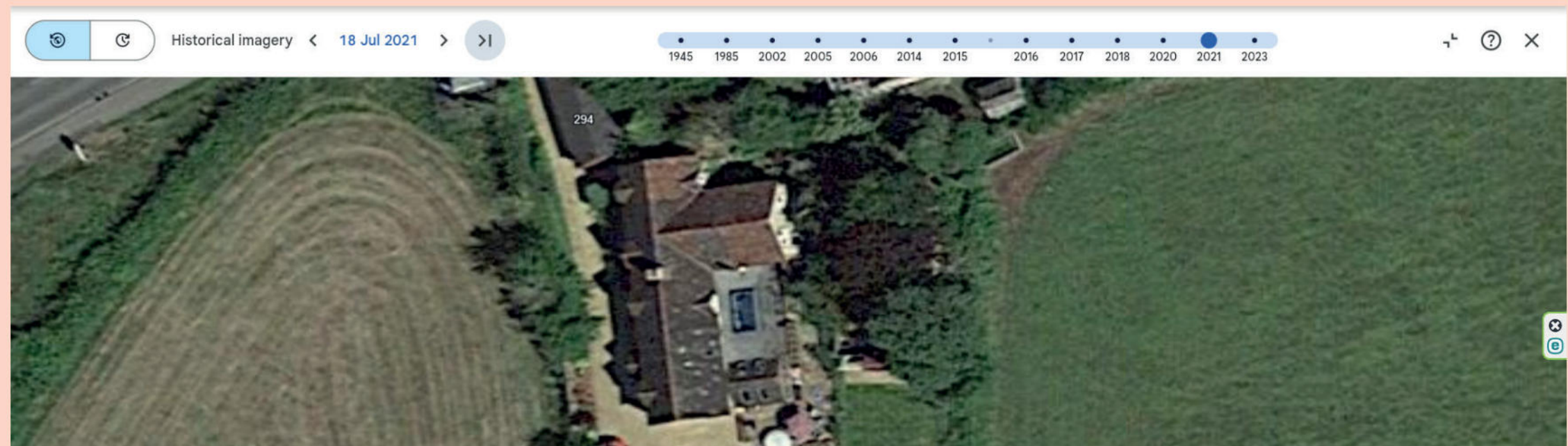
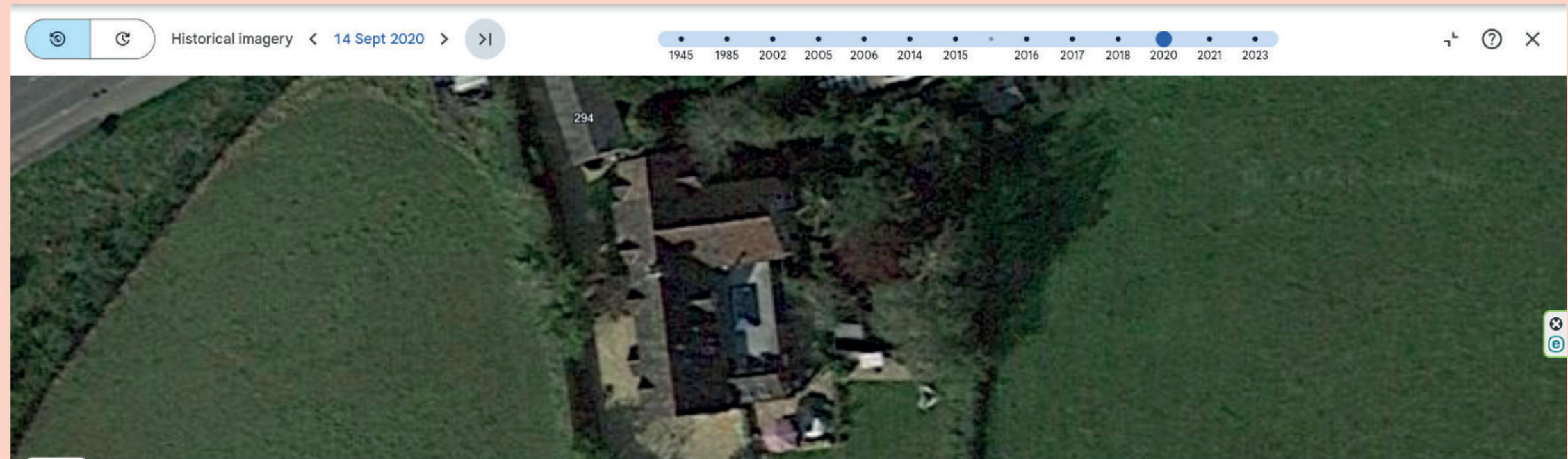
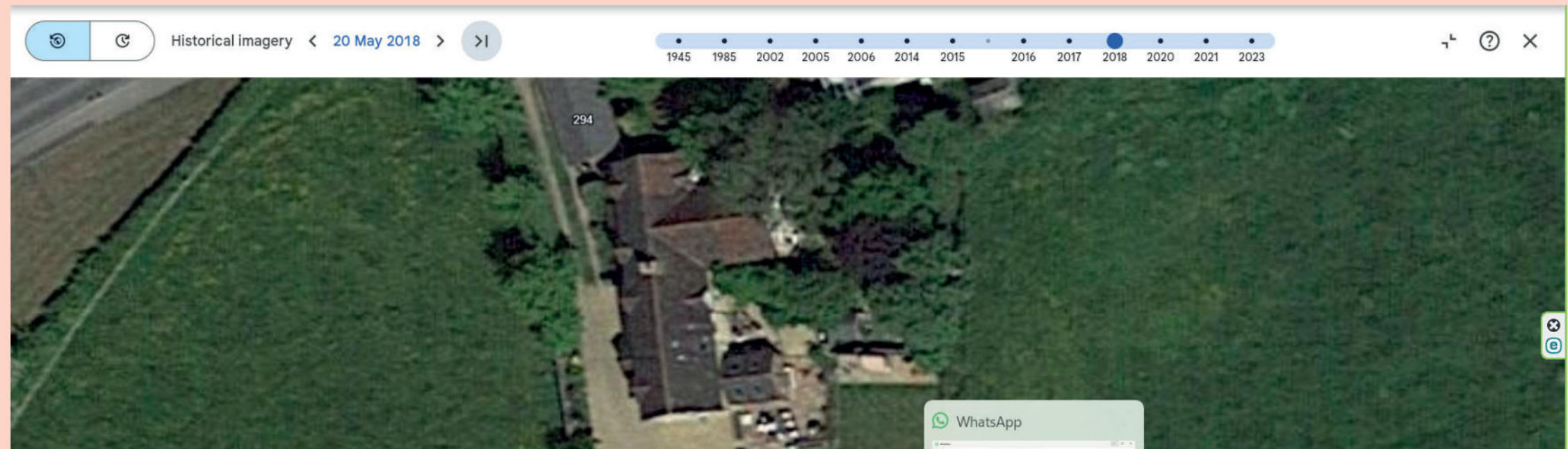
The applicant maintains that the rear extension was substantially completed on or before [Insert Date - must be at least 4 years ago].

The following evidence is submitted as part of this application to demonstrate the continuous existence of the structure:

Aerial Imagery: High-resolution satellite captures dated are opposite. These clearly show the area of building as being vacant in 2018 and the construction of the extension in place in 2020. The 2021 image is included simply for refrecen as the image is clearer. [Year] showing the footprint of the extension.

Images of the previous page also clearly show te timber cladding has aged significantly.

Finally, overleay is a copy of the Completion dated for Building Control Approval





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Technology House
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Salisbury
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SP4 6AT

Mark Burbidge
295 Sandridge Common
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SN12 7QS

BUILDING REGULATION COMPLETION CERTIFICATE

Description of Work:

Extension and other material alterations

Address & Location of Work:

295 Sandridge Common, Melksham, Wiltshire, SN12 7QS

Reference No:

5601/2019

Date of Completion:

04/11/2019

Compliance with Building Regulations:

Spire Building Control Services having taken all reasonable steps during the above project and are satisfied that so far as can be ascertained the works have been satisfactorily completed in compliance with the substantive requirements of The Building Regulations 2010 and the Building Act 1984.

Limitations of Certificate:

The Certificate relates only to the work described above and not in the case of extension or alterations or installation of fittings to any work carried out to which the Regulations did not on this occasion apply e.g. to the existing building not affected by the extension or the work or repair or the replacement of fittings etc.



Vaughn Riddick MRICS C.Build E FCABE
Director



Paul Vigor MRICS
Director



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Approved Inspector
Registration No 155

5. Assessment

The evidence provided is "sufficiently precise and unambiguous" to meet the "balance of probabilities" test required for a CLEUD. There has been no concealment of the development, and the structure has remained in situ and in continuous use for a period exceeding four years prior to the date of this application.

6. Conclusion

In light of the evidence provided, the Local Planning Authority is respectfully requested to issue a Certificate of Lawfulness confirming that the rear extension at 295 Sandridge Common is lawful by virtue of the passage of time.



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