

**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/2026/01662
Decision Date: 15/05/2026**

Applicant: Mr Wason
1 Hazel End, Royal Wootton Bassett, Wiltshire, SN4 7ET

At: 1 Hazel End, Royal Wootton Bassett, Swindon, SN4 7ET

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 Reason for refusal:

The proposed development does not meet the criteria for permitted development under Schedule 2 Part 1 Class B B.1 (d)(ii) and (iii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the information provided is not sufficiently clear, precise, and unambiguous to demonstrate the total additional volume proposed is within the 50 cubic metre allowance.

The proposed development does not meet the criteria for permitted development under Schedule 2, Part 1 Class B B.2 (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the proposed external materials would not be similar in appearance to those used in the construction of the exterior of the existing dwelling house.

Informative

2 This decision relates to the following plans/ documents

- Application form received on the 11th March 2026
- Proposed floor plans, section and floor joists detail received on 18th March 2026
- Location and block plan, existing and proposed elevations existing floor and roof plan received on 18th March 2026
- Additional roof space calculations received on 20th April 2026
- Materials details received on the 14th May 2026

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.

Nic Thomas - Director of Planning, Economy and Regeneration