

**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/2026/04013
Decision Date: 13/08/2026**

Applicant: Mr Darren Kenny
6 Townsend Close, Mere, Wiltshire, BA12 6JZ

At: 6 Townsend Close, Mere, Warminster, BA12 6JZ

For installation of photovoltaic panels to the garage south pitch roof.

Wiltshire Council hereby certify that on 25 June 2026 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 are lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

The proposal is permitted development by virtue of Schedule 2 Part 14 Class A of the Town and Country Planning (General Permitted Development) Order 2015.

SCHEDULE 1: Certificate of Lawfulness for the Proposed construction of a dormer window formed onto the existing garage roof and installation of photovoltaic panels to the garage south pitch roof as shown on drawing ref: 707_PL101A Proposed Floor Plans & Roof Plan and 707_PL102A Proposed Elevations (received by the Local Planning Authority on 25th June 2026)

SCHEDULE 2: 6 Townsend Close, Mere, Warminster, BA12 6JZ

For the Proposed construction of a dormer window formed onto the existing garage roof.

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 the proposed construction of a dormer window formed onto the existing garage **roof** Certificate is hereby **REFUSED**.

The proposal involves creation of a second floor and dormer to an outbuilding which falls within Schedule 2 Part 1 Class E and this states - Outbuildings and garages to be single storey with maximum eaves height of 2.5metres and maximum overall height of 4 metres with a dual pitched roof or 3 metres for any other roof.

As the structure was approved at the same time as the dwelling any changes to it (regarding the dormer) must comply with Class E.

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 –

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.

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.

Location Plan

Site Address: 6, Townsend Close, Mere, BA12 6JZ

Date Produced: 25-Jun-2026

Scale: 1:1250 @A4



Planning Portal Reference: PP-15032075v1

0 50
Metres