

S/LDP/18/0863/LZWI



REFUSAL OF CERTIFICATE OF LAWFUL DEVELOPMENT

Town & Country Planning Act 1990 (as amended): Section 192
Town & Country Planning (Development Management Procedure) (England) Order
2015 Article 35

Application

Number: S/LDP/18/0863/LZWI

Ward: Eastcott

Parish: Central Swindon South

First Schedule:

Certificate of Lawfulness (Proposed) for the erection of
dormer windows.

Second Schedule:

87 Crombey Street, Swindon SN1 5QJ

Agent:**Applicant:**

Mr Benjamin Mansfield
 Oxford Homes
 CRM Accountants
 30 Bankside
 Kidlington
 Oxford
 OX5 1JE

Swindon Borough Council as Local Planning Authority, under the provisions of Part III of the Town & Country Planning Act (as amended) **DO HEREBY REFUSE A CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**. This certificate is in respect of the **PROPOSED** development described above in the first schedule in respect of land specified in the second schedule and in respect of drawings detailed in the informatives section below.

Reason

1. Whilst it is apparent that the GPDO makes allowances for additions to the roof under part 1, class B (i.e. planning permission is not always required for such) it is noted that these allowances relate to 'enlargement of a dwellinghouse' only. As the proposal site is not a single dwellinghouse part 1, class B, does not apply. As a result, and the fact that no allowances are made for houses which have been divided into flats to extend without requiring planning permission elsewhere in the document, planning permission is required for the proposed extension.

Informative

1. This decision shall be in respect of plans received by the Local Planning Authority on 21 May 2018 including the drawing P1, P2 and block plans.

**Authorised by Richard Bell,
Head of Planning, Regulatory Services, Heritage
and Libraries**

Decision Dated: 12th July 2018

Richard Bell

Notes

- (a) This certificate is issued solely for the purpose of Sections 191 of the Town & Country Planning Act 1990 (as amended).
- (b) This certificate applied only to the extent of the development described above. Any development, which is materially different from that described or which relates to other land, may render the owner or occupier liable to enforcement action.

Your right of appeal

If you are aggrieved by the decision of the Council in refusing a Certificate of Lawful use or Development, you may appeal to the Secretary of State, through The Planning Inspectorate at the following address;

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Tel 0303 444 5000

<https://www.gov.uk/government/organisations/planning-inspectorate>

Please contact the Planning Inspectorate directly for information about the appeals process, application forms and related guidance.