



838336- **Development Management**

01305 224289- **Minerals & Waste**

www.dorsetcouncil.gov.uk

Miss Sharon-lee Bow
The Clubhouse
50 Grosvenor Hill
London
W1K 3QT

Date: 5 September 2022
Ref: Case P/CLP/2022/04371
Officer: John Hartigan
Team: Eastern

01929 557276

john.hartigan@dorsetcouncil.gov.uk

Planning Decision Notice

Certificate of Lawful Use Proposed

Town and Country Planning Act 1990
Town and Country Planning
(Development Management Procedure) (England) Order 2015

Application Number: P/CLP/2022/04371
Certificate of Lawfulness for a vehicle crossover and **First**

Schedule:
hardstanding.

Second Schedule:

Dorset Council as Local Planning Authority hereby certify that on 15 July 2022 the development described in the First Schedule, of the land specified in the Second Schedule (as edged red on the plan attached) **is lawful** for the purposes of Section 192 of the Town and Country Planning Act 1990.

In making this decision the Council considered whether the use/development as described in the application is lawful or whether the application should be refused.

This certificate does not cover Building Regulations Approval. Please see our website www.dorsetcouncil.gov.uk/planning-buildings-land/building-control/contacts/buildingcontrol-contacts for more details about making a building regulation application and contacting our Building Control Team.

This certificate is lawful for the following reasons:

1. The Council considers that the proposed vehicle crossover and hardstanding is permitted development in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1,

Class F – the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse and Schedule 2 Part 2 Class B - The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

2. The Council is satisfied that these works are permitted by virtue of Section 56(4) of the Town and Country Planning Act (1990).

Informatives:

1. Informative: The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.
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Decision Date: 5 September 2022

Mike Garrity
Head of Planning
Economic Growth and Infrastructure

Planning Decision Notes

This certificate is issued solely for the purposes of section 192 of the Town and Country Planning Act 1990 (as amended).

- It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule is lawful, on the specified date and would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
- This certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule as shown on the attached plan. Any matter which is materially different from that described or which relate(s) to other land may render the owner or occupier liable to enforcement action.
- The effect of this certificate is also qualified by the proviso in section 192 (4) of the 1990 Act as amended, which states that the lawfulness of a described use or proposed use or operations is only conclusively presumed where there has been no material change, before the use is initiated or the operations begun, in any of the matter to determining such lawfulness.
- If you disagree with the decision then you can appeal to the Secretary of State (Planning Inspectorate) under section 195 and 196 of the Town and Country Planning Act 1990.

An appeal must be made by the applicant. You must use a form available from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or an appeal can be made on-line at this website. Appeals - Appeals - 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.

Street Naming and Numbering

The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. If this permission results in the creation, deletion or change to an address, you must let us know. You need to register the new or changed address by completing a form. You can find out more and download the form from our website www.dorsetcouncil.gov.uk

