



In any correspondence please quote application number:
3327/23/CLP

Certificate of Lawfulness for Proposed Use GRANTED

Town and Country Planning Act, 1990 (as amended by
Section 10 of the planning and compensation act, 1991)
Town and Country Planning (Development Management Procedure)
(England) Order, 2015

Application: 3327/23/CLP

Received: 3 October 2023

Proposal: Certificate of Lawfulness for proposed rear extension, rear rooflights & window alterations to facilitate refurbishment of existing house & construction of outbuildings for incidental use

Location: Collapit Creek House, West Alvington, TQ7 3BA

Applicant: C/O Agent

Agent: Mr Mark Evans - Mark Evans
Planning Limited
Cedar House
Membland
Newton Ferrers, Plymouth
PL8 1HP

The South Hams District Council hereby certify that on 3 October 2023 the use or operation described in the First Schedule to this certificate in respect of land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (amended), for the following reason:

There is sufficient information to confirm the extension to the main house complies with the requirements of Schedule 2 Part 1 Class A and on a balance of probabilities the applicant has shown the proposed outbuildings are incidental to the enjoyment of the dwellinghouse. The proposal therefore benefits from permitted development under Schedule 2 Part 1. Class E to the GPDO

First Schedule: Certificate of Lawfulness for proposed rear extension, rear rooflights & window alterations to facilitate refurbishment of existing house & construction of outbuildings for incidental use

Second Schedule: Collapit Creek House, West Alvington, TQ7 3BA

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS

Dated this 06 December 2023
Application ref. 3327/23/CLP

Patrick Whymer
*Head of Development Management
for and on behalf of the Council*

Notes:

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use or operation specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date, and thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use or operation 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, which 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 of the matters relevant to determining such lawfulness.
5. This decision relates to drawing numbers: PD01, PD05C, PD06A, PD07B, PD08B, PD10A, PD11A, PD12B and PD13B