



Planning Services

County Hall, Colliton Park
Dorchester, Dorset, DT1 1XJ

☎ 01305 838336- **Development Management**

☎ 01305 224289- **Minerals & Waste**

🌐 www.dorsetcouncil.gov.uk

Mr James Cain
Planning Base Ltd
5 Seymer Close
Shillingstone
Blandford Forum
DT110PH

Date: 12 June 2024
Ref: P/CLE/2024/01226
Case Officer: Kelly Allingham
Team: Eastern
☎ 01202 228916
✉ Kelly.Allingham@dorsetcouncil.gov.uk

Planning Decision Notice

Certificate of Lawful Use Existing

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

Application Number: P/CLE/2024/01226
First Schedule: Certificate of Lawfulness : Retention of greenhouse
Second Schedule: White Barn Batchelors Lane Holt BH21 7DS
(Shown edged red on the attached plan)

Dorset Council as Local Planning Authority hereby certify that on 26 March 2024 the development described in the First Schedule , of the land specified in the Second Schedule (as edged red on the plan attached) **is not lawful** for the purposes of Section 191 of the Town and County 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 development is not lawful for the following reasons:

1. The Applicant has not provided the Council with sufficient evidence to establish on the balance of probability that the use of the land (on which a greenhouse is sited) for ancillary residential use has been continuous for more than ten years prior to the date of the application.
2. Insufficient evidence has been provided to demonstrate that the structure shown on plans 4419-BE(4) A and 4419-BE(4) annotated 'as built' was substantially complete more than 4 years ago so as to be immune from enforcement action by reason of time.

Decision Date: 12 June 2024



Mike Garrity
Head of Planning
Economic Growth and Infrastructure

Planning Decision Notes

1. If you disagree with the decision you can appeal to the Secretary Of State (planning Inspectorate) under section 195 and 196 of the Town and Country Planning Act 1990 (as amended).

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 the website <https://www.gov.uk/planning-inspectorate>. 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.