

Date: 3rd April 2024
Our ref: 24/00008/APPEAL
Please ask for: Chris Wood
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Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78
Notification of Planning Appeal

Site Address: 17A Moor Avenue Witney Oxfordshire

Description of Development or Use: Certificate of Lawfulness (continued use as independent, separate dwelling house).

Reason for refusal: The evidence does not show on the balance of probabilities that a breach of planning control has continued without material interruption for a period of four or more years preceding the date of the application.

Original Application Number: 23/02164/CLE

Appellant's name: Lou Lou

Appeal Reference: APP/D3125/X/24/3340800

Appeal Start Date: 20.03.2024

I refer to the above details. An appeal has been made to the Secretary of State against the decision of West Oxfordshire District Council to refuse to grant a Certificate of Lawful Use or Development (Existing) for the development or use as described above for the reason(s) stated.

The appeal will be determined on the basis of **written representations**. The procedure followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the original application to the Planning Inspectorate and to the Appellant. These will be considered by the Inspector when determining the appeal, unless they are subsequently withdrawn.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at: <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to the following address quoting reference number APP/D3125/X/24/3340800:

In writing (please send 5 copies): The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by the Planning Inspectorate by 1st May 2024. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.** Please ensure that all comments/documents submitted are GDPR compliant.

Please be aware that the planning merits of the development/use that is the subject of this appeal are not ordinarily an issue, as whether or not a proposed or existing development is lawful typically depends on matters of fact.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you wish to follow the appeal you can do so via <https://acp.planninginspectorate.gov.uk/> by searching under the appeal reference APP/D3125/X/24/3340800. You can also view the appeal documents on the Council's website at www.westoxon.gov.uk/planning-and-building/

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours faithfully

Chris Wood

Senior Planning Officer (Appeals)
Planning and Strategic Housing