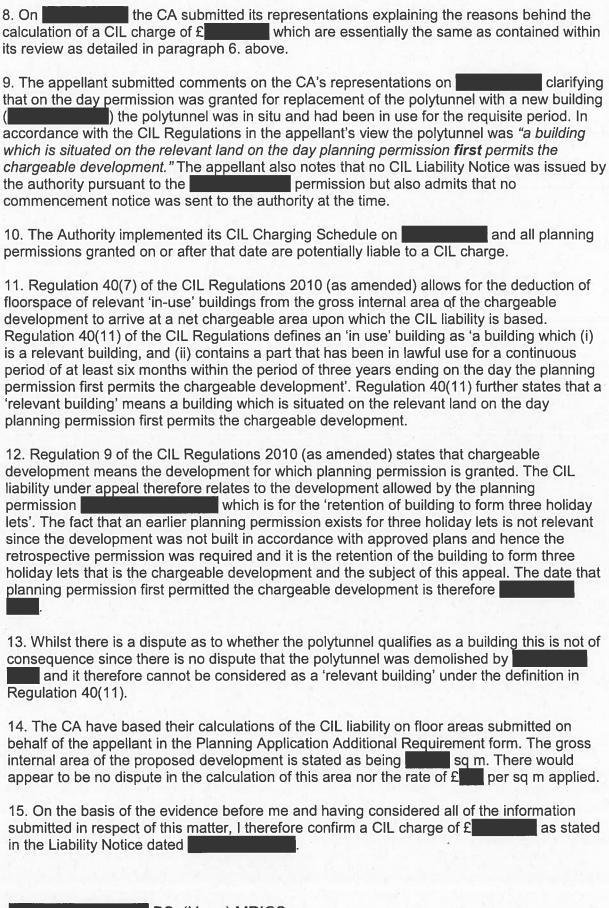
Appeal Decision

by BSc(Hons) MRICS	
an Appointed Person under the Community Infrastructure Levy Regulations 2010 (as Amended)	
Valuation Office Agency	
Email: @voa.gsi.gov.uk	
Appeal Ref:	
Planning Permission Ref. granted by	
Location:	
Development: Retention of building to form 3 holiday lets (not in accordance with approved plans))
Decision	
I determine that the Community Infrastructure Levy (CIL) payable in this case should be £	
Reasons	
1. I have considered all the submissions made by of on behalf of the Collecting Authority (CA), in respect of this matter. In particular I have considered the information and opinions presented in the following documents:-	,
a. The Decision Notice issued by on the CA on the CIL Liability Notice issued by the CA on the appellant's request for a Regulation 113 review dated to the appellant for a Regulation 113 review dated to the appellant for a Regulation 113 review dated to the appellant's request for a Regulation 113 review dated to the appellant for a Regulation 113 review dated to the appellant for a Regulation 113 review dated to the appellant for a Regulation 113 review dated to the appellant for a Regulation 113 review dated to th	for
 a review. e. The CIL Appeal form dated submitted on behalf of the appellant, under Regulation 114, together with documents and correspondence attached thereto. f. The CA's representations to the Regulation 114 Appeal dated . 	

for a review and reasoning made to the CA under Regulation 113.
7. On Chargeable amount appeals to the Valuation Office Agency contending that the CIL charge chargeable amount appeal) to the Valuation Office Agency contending that the CIL charge should be £ and attached copies of relevant documents to include his original request
6. On calculation. The CA explained that it does not consider the polytunnel to be a building but not with the CA explained that it does not consider the polytunnel to be a building but notwithstanding this, the polytunnel would in any event fail to pass the 'in-use' criteria in the relevant legislation. The CA explains that it is as a result of the retrospective permission relevant legislation. The CA explains that it is as a result of the chargeable amount arises. As the development had already commenced by this date the polytunnel in question was not situated on the land on the day that planning permission was granted for the chargeable development and so cannot be considered a 'relevant building' to be offset.
5. On the CIL Regulations 2010 (as amended). The request for a review was made since the appellant considers that the floorspace of the original polytunnel (a m) should be offset within the chargeable area calculation. The appellant has detailed why he considers the polytunnel is a building and also detailed the regulations (Regulations 40(7) and 40(11)) which defines and allows for the deduction of floorspace for relevant 'in-use' buildings from the gross internal area of the chargeable development to arrive at a net chargeable area upon which CIL liability is based. The appellant considers that the development was first permitted on the polytunnel satisfied the definition of an 'in-use' building and hence the floorspace should be offset within the chargeable area calculation and the CIL payment should be £
4. Following the grant of the retrospective planning permission the CA issued a CIL Liability Notice on Anatre (sq m). Of the grant of the sum of the sum of the square metre (sq m).
It is not disputed that development permitted under accordance with the plans (as was a condition of the planning permission) and hence did not have the benefit of planning permission. It therefore required a retrospective application (
accordance with the plans (as was a condition of the planning permission) and hence did not have the benefit of planning permission. It therefore required a retrospective application
holiday lets following removal of polytunnel. It is not disputed that development permitted under accordance with the plans (as was a condition of the planning permission) and hence did not have the benefit of planning permission. It therefore required a retrospective application
of condition 2 of planning permission • ———————————————————————————————————
eale and storage building, removal of one polytunnel and reversion of one poly tunnel to agricultural use. • ———————————————————————————————————
Same site were as follows:- sale and storage building, removal of one polytunnel and reversion of one poly tunnel to agricultural use. Descordance with the plans (as was a condition of the planning permission) and the plans (as was a condition of the required a retrospective application have the benefit of planning permission. It therefore required a retrospective application have the benefit of planning permission. It therefore required a retrospective application have the benefit of planning permission. It therefore required a retrospective application have the benefit of planning permission. It therefore required a retrospective application have the benefit of planning permission. It therefore required a retrospective application

Further comments on the CA's representations sent on behalf of the appellant in an email dated

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RICS Registered Valuer
Valuation Office Agency