



Evidence Schedule

Submission to Maidstone Borough Council

Lawful Development Certificate – Existing Use – Use of outbuilding an ancillary accommodation to main dwellinghouse

‘The Garage’

Plumtree Barn

Plumtree Road

Headcorn

TN27 9PE

March 2021

Planning Evidence

In accordance with the legislation set out in 171B and 191B of the Town and Country Planning Act 1990, the onus of proof is on the applicant to demonstrate to the Local Planning Authority that on the balance of probability, that the development undertaken has been in place for in excess of four years.

In order to prepare a comprehensive and thorough case to substantiate the claim made in this application, a number of exhibits and supporting information have been prepared and accompany this application.

The evidence provided is as follows:

Evidence	Summary
Sworn Declaration from the existing owners of the property	The Declaration provided by the owners is clear that the building has been used as an annex by his sons and their families since the conversion of the property.
Sworn Declaration from each of the three sons who have occupied the building	The Declaration provided by the owners' sons are clear that the building has been used as an annex by them and their families since the conversion of the property.
Sworn Declaration from a family friend	The Declaration provided by a family friend confirming their understanding of the buildings use as an annex to the main dwelling, and occupation by the owners' sons.
Quote from 'Comprehensive Carpentry Services'	Quote to undertake works to the garage, as per 'RE' line 'Carry out carpentry works to garage block', dated 21 09 2015, which references installation of new flooring to a lounge, a kitchen, bathroom, and the undertaking of other works.
Quote from 'Comprehensive Carpentry Services'	Quote to undertake works to the garage, as per 'RE' line 'Carry out carpentry works to garage block', dated 12 05 2014, which references the installation of a new kitchen, and creation of new entrance ways to 2No. Bedrooms and a bathroom.
Electrical Inspection Certification	Certification of electrical installation, dated 15 01 2010. Note inspector makes reference to 'in garage conversion' and 'in dwelling', making reference to the conversions

having already been undertaken.

Photos showing the inside
of the building

Photos showing the occupation of the building at present

Photo showing kitchen
installation

A photo dated June 2016 showing the installation of the
new kitchen units.