

SUBMITTED VIA PLANNING PORTAL ONLY

City of York Council  
Planning and Development  
West Offices  
Station Rise  
York  
YO1 6GA

28<sup>th</sup> July 2021

Our Ref: 19050

## LAWFUL DEVELOPMENT CERTIFICATE SUPPORTING STATEMENT

### Revision A

#### Oak Farm, Intake Lane, Dunnington, York, YO19 5NY

Please note this document to be read in conjunction with Vincent and Brown drawings '19050 002 P01 Site Location Plan showing existing uses'.

This statement is provided in support of an application to establish the status of lawful development relating to the existing **use** of Oak farm, Dunnington as a residential property. This application is made on behalf of the current owners, Mr and Mrs Nick and Lyn Simpson.

The property was subject to a planning approval granted on 30<sup>th</sup> October 1986 (Ref: 8/04/33/PA) that granted approval for the agricultural buildings to be converted into a residential property. This work was partly completed within 3 years of the date of determination – as identified on the accompanying plan mentioned above, with a portion of the buildings retaining their agricultural use. The converted portion has been in use since as a dwelling, exceeding the 4 year required established use period to qualify for this certificate.

The Planning Use class for these elements of the site and the accompanying garden are therefore 'C3 Dwellinghouses'.

The previous occupants of the property have made council tax payments on the basis of the above stated facts and this further demonstrates why we believe that the requirements for this Lawful Development Certificate have been satisfied.

The last planning approval (19/01862/FUL) given for this site removed permitted development rights. This application establishes the site boundary in connection with the existing C3 usage and also seeks to prove that 'Permitted Development' rights are extant.

Yours sincerely

David Moverley  
T: 01904 700941  
david.moverley@vincentandbrown.com