

Section 191 Application for Lawful development Certificate for an

Existing use

Statement prepared by Barry Harris, 9 The Lodges Green Lane Stratton on The Fosse

Background

The Lodges, formerly known as Green Lane Farm, has received a number of approved planning applications over the years, and specifically relevant to this application are, Application reference 059753/008. 1-6 The Lodges, consisting of 6 holiday homes, which were let as dwelling houses in breach of holiday condition in excess of ten years. A certificate of lawful use was granted for these properties on the 27th of January 2017. Application reference 2016/0917/CLE

Application reference 059753/009 approved in 2004 refers to 9-12 the lodges

The properties 10-12 have been let as dwelling houses, on tenancy agreements

These properties have been let in breach of a holiday condition, for more than ten years. Number 9 the lodges has been our place of residence, for more than ten years.

Application reference 059753/012, approved in 2006 refers to 16- 19 The Lodges.

These properties have been let as dwelling houses in breach of a holiday home condition for more than 10 years.

The Application

The application relates to the property edged in red shown on the submitted plan.

The properties have been in continuous use as dwelling houses (C3) for more than 10 years and am seeking a lawful development certificate for an existing use to change the use from holiday lets to dwelling houses (C3) and legal determination that the residential use is lawful under section 191.

The Evidence

The evidence consists of 8 individual files containing copies of tenancy agreements signed and dated. Letters of notice from tenants as the tenancies changed. Letters of communication from letting agents, letters of communication from Mendip district Council's, Council tax department, passing the council tax liability, to us during the change of tenancy void periods.

We are not permitted copies of tenant's council tax information ,due to Mendip district council's data protection policy , although such information would be available to council staff .

Utility bills are not available for properties 10-12 and 16-19 as all properties are individually metered and let as unfurnished,and the tenants are responsible for utilities and Council tax .

Also included are two Statutory Declarations one by myself Barry Harris and

And one by my wife Roberta Harris, the two persons with full knowledge of all tenancy agreement, that have been issued for the properties at The Lodges .