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Supporting Planning Statement

Certificate For Lawful Existing Use or Development:

Anchor Paddock, Holt Wood, Wimborne, Dorset BH21 7DS

Prepared By

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Mr & Mrs D Maidment

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1.1   This Supporting Planning Statement should be read in conjunction with the evidence submitted with the application for a Certificate of Lawful Use at the property known as Anchor Paddock, Holt Wood, Wimborne, Dorset BH21 7DS.

1.2   The applicant has clearly proven 10 consecutive years of use of the site as bed and breakfast accommodation including 9no. self-contained rooms within 3no. brick and timber chalet buildings. It is clear from the documents submitted that the 3no. brick and timber chalet buildings have been present well in excess of 4 years and so they are immune, in themselves, from enforcement action.

1.3   The question then turns to how the site has been used and it is evident that from at least July 2006 (ten years prior to this application being submitted) that the site has been in use as bed and breakfast holiday accommodation. In fact, the use started in 2002.

1.4   The relevant test is whether the local planning authority consider that the use has been in evidence on the balance of probabilities. Indeed, reference is made to _Gabbitas v SSE and Newham LBC [1985] JPL630_ whereby it was held in the Court that the applicant's own evidence does not need to be independently corroborated in order to be accepted and that if the local planning authority has no evidence of their own to contradict the applicant's version of events then there is no good reason to refuse the application. The applicant's evidence is precise and unambiguous and for that reason the Certificate should be issued without delay.

1.5   Company Accounts are provided from 2003 as well as magazine articles from 2001 through the 2000s and sales particulars of the property from more recent times.

1.6   It is respectfully requested that the Certificate of Lawful Use should be issued.

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