

Mr Gareth and Mrs Fleur Llewellyn
1 Nye Cottages
Shripney Lane
Bersted
West Sussex
PO22 9NU

REF: ENF/485/17
DATE: 29/05/2018

Dear Sir/Madam,

Please accept this letter as the supporting documentation for our Application for Planning Permission. We are applying for change of use, from a single dwelling house with garden building, to a mixed use, with dwelling house and garden building for a holiday let.

We purchased 1 Nye Cottages one year ago, May 17th 2017 with an existing building in the garden. See attached Land Registry title plan number WSX280226. The area outlined in red is our land, with the garden building marked "A" to the south of the main property. The area shaded in brown provides a right of way directly to the garden building and it's carport, see attached Land Register WSX94309 which details the access rights.

At the time of purchase the two buildings were divided by a fence (see Fig 1) and treated as separate properties with the owner residing in the garden building and renting out the main house. After removing the fence in Fig 1, we installed a new fence with gate allowing access to the whole land and garden building (see Fig 2 & Fig 3). Please note the fence is the only structural change we have made since purchase. We have been using the garden building for both family use and a holiday let since 1st August 2017, as we were unaware of any restrictions at that time. We would like to continue to do so hence this application for change of use.

We host our holiday let via [airbnb.co.uk](https://www.airbnb.co.uk) (see Fig 8) as it gives us the ability to control the calendar and access the building all year. With other companies such as [holidaycottages.co.uk](https://www.holidaycottages.co.uk) they require full control of the calendar from March-October every year which doesn't suit our needs. The property can be found on the Airbnb website by entering Shripney into the search and selecting "Romantic Barn with Hot Tub". Willow Cottage is also on the same website and is a similar property on the same road also marketed as a holiday let.

On the Airbnb website you can view the House rules (see Fig 7) which guests have to click and confirm they have read when booking. This ensures guests only park on our property, of which there are three spaces available for the guests to use, although only one space is generally used as it's only marketed to couples. There is also a page in the Welcome Folder (see Fig 6) regarding consideration of neighbours. An automatic message when guests book shows directions and requirements for low speed and parking area (see Fig 9).

As hosts we rate our guests and in order for them to score 5 stars on each section they must be clean, considerate, respectful, friendly and follow house rules. We too are rated and reviewed each and every time and have 5 stars and achieved Superhost status. To ensure we have considerate guests its marketed as a Romantic Barn for couples only, 2 people maximum, 2 night minimum which ensures no parties or loud noise (see Fig 7) .

The farmland to the rear of the property is fully fenced and a no entry sign has been attached to the gate (see Fig 4 & 5).

I look forward to hearing from you,


Fleur Llewellyn 