

Flats 1 and 2, Walberton House, The Street, Walberton, BN18 0PJ

LAWFUL DEVELOPMENT STATEMENT

HISTORY

The Applicant has had an Interest in Walberton House since before 2006, and has lived there all that time.

Walberton House as built comprised a large mainly single-storey dwelling, with two self-contained flats attached, which were used to house a Gardener / Chauffeur and a Housekeeper, respectively, together with their families. The Flats were constructed as such in the first place, with independent front doors.

The Applicant's family did not employ staff in these capacities, and the two flats have been rented to independent occupants who have no relationship to the Applicant since no later than 2006. Use of the flats as independent dwellings has been continuous up to the present time apart from occasional periods between tenancies, but the flats have not been put to any different uses in those times.

The former Gardener's Flat, Flat 1, was rated separately from 2006 at the latest; and at the Council Tax Assessor's instigation the Housekeeper's Flat 2 was rated separately from 2010.

Documents in support of these statements are attached to the Application, and a trail of further documents can be provided if required. The Applicant's statement of the sequence of tenancies and other information at appended to this Statement.

While the Flats were originally ancillary to the use of the house, they have been used as individual self-contained dwellings separate from the use of the main house for around 13 years, and for all this time have not been used in any way as part of the main house, and there appears to be no current or foreseeable future need for the type of service accommodation that the flats were originally built as.

AMENITY, ACCESS AND PARKING

So long as the two Flats have been tenanted, occupants have had the use of a dedicated car parking area, and rights to use the driveway and paths for access and all purposes relating to the use of the two Flats as independent dwellings.

APPLICANT'S STATEMENT ON TENANCIES OF THE TWO FLATS

I have let both flats continuously from 2006 and they have only ever been empty for very brief periods for re-decorating or a matter of a couple of weeks or so to find new tenants.

I have copies from both current tenants of their Council Tax bills showing their names, the address and the banding etc. Flat 1 (the original flat – the smaller one) has always had a Council Tax banding but Flat 2 was given a banding in 2010.



