STATEMENT OF CASE:

Site Address:

Blackstone Gate Farmhouse
Henfield Road
Albourne
West Sussex
BN6 9JJ

Planning Application Reference:

DC/24/0106

Description of Development:

Application to confirm the change of use or residential annexe to a separate single dwelling (Lawful Development Certificate – Existing).

The Council's reasons for refusal, in this instance, is not clearly expressed and not relating to any specific piece of information that formed their opinion.

Reasons for refusal state it has not been demonstrated on the balance of probability that the building has been in continuous occupation as a residential dwelling.

Part of the submission documents included rental agreement bank statements [redacted]

First rental agreement – [redacted]

On the 16/6/19 an 'Assured Shorthold Tenancy Agreement' was drawn up with a fixed term of 6 months and then continuing as a monthly contractual periodic tenancy until terminated in accordance with the agreement.

Bank statements show monthly rental payments being made up to 23/8/21.

The tenant started to face financial difficulties with payment amounts becoming irregular and also no payments being made between 23/8/21 and 24/3/22.

To mitigate the irregular payments and non-payments and to allow the tenant to continue residence, the Landlord agreed that in lieu, the tenant was to carry out groom duties within the paddock and stables owned by the Landlord until further notice.

On the 31/1/22 the Landlord gave notice requiring possession by the 31/3/22. (See Appendix A).

On the 23/3/22 the first tenant moved out just prior to the second tenant taking occupancy on the 24/3/22.

Second rental agreement - [redacted]

On the 24/3/22 a further 'Assured Shorthold Tenancy Agreement' was drawn up and put in place starting with a fixed term of 6 months and then continuing as a monthly contractual periodic tenancy until terminated in accordance with the agreement.

To date, the current tenant [redacted] remains in residency.

Appendix A:

HOUSING ACT 1988. Section 21 (1)(b)
as amended by the HOUSING ACT 1996

Assured Shorthold Tenancy

NOTICE REQUIRING POSSESSION

Name and address of tenant: [redacted]
The Annexe,
Blackstone Gate Farm,
Henfield Road,
Albourne,
West Sussex
BN6 9JJ

Name and address of Landlord: Jeremy Ventham
Blackstone Gate Farm,
Henfield Road,
Albourne,
West Sussex
BN6 9JJ

ADDRESS OF DWELLING
I give you notice that I require possession of the dwelling of the property known as:
The Annexe, Blackstone Gate Farm, Henfield Road, Albourne, West Sussex BN6 9JJ

DATE OF EXPIRY of this notice is **31st March 2022** being two months from the date of this Notice, in accordance with Part four Clause 2 of our Agreement dated 16th June 2019.

Signed: [redacted]

Dated: 31st January 2022.