Appendix A

STATUTORY DECLARATION of Ronald Chatterton-Sim
I Ronald Chatterton-Sim of Waterperry House, Frylands Lane, Wineham, BN5 9BT
DO SOLEMNLY AND SINCERELY DECLARE AS FOLLOWS:

1. I make this Statutory Declaration in support of the application for a Certificate of Lawful Development to certify as lawful the use of The Bothy as a single independent dwelling house.

2. In this Declaration, I will refer to the application Site known as The Bothy, Waterperry House, Frylands Lane, Wineham, BN5 9BT, as 'the Site', the Bothy or 'the Property'.

3. I am the landowner of the freehold title to the land of all properties including The Bothy and Waterperry House, and common areas at the postal address of Waterperry House, Frylands Lane, Wineham, BN5 9BT as demonstrated by the current Land Registry title of the property Waterperry House which is provided at **Appendix A.**

4. I have been the owner of the land on which The Bothy is situated on since November 2013. At that time there were two outbuildings on site. In April 2016 I applied for Lawful Development Certificate (proposed) to demolish the two existing outbuildings on site and replace with a larger L-shaped outbuilding. This LDC was approved in May 2016. I did not implement this permission.

5. I undertook repair works to the roof of the Bothy in 2017 and built a first floor as part of the works. Photographs of the works to the roof are attached at **Appendix B**. The works to construct a first floor were completed in June 2017. A copy of the itemised invoice from Howdens and their plans for the fitting out of the kitchen and bathroom at the Site, which is dated December 2017 is attached at **Appendix C**.

6. I rented out The Site to Charlie James Lewis on 3rd July 2018, and he has occupied The Bothy as his sole residence to the present day.

7. The accommodation in The Bothy comprises; 1 bedroom, 1 bathroom, a kitchen and a lounge. The Bothy also benefits from an external terrace area / garden area. The Bothy has its own entrance which is entirely separate from Waterperry House.

8. The current tenant, Charlie James Lewis initially paid a monthly rent of £850 from July 2018 till (add month) and since then he has paid £1,000 in rent per month directly to me. Copies of redacted bank statement which details the withdrawals for these payments are attached at **Appendix D.**

9. The Bothy shares the same vehicular access onto Fryland Lane as Waterperry House, but there is a separate area for parking for the use of The Bothy, and therefore parking facilities are not shared.

10. I can confirm that The Bothy has been used continuously as a single dwellinghouse in excess of 4 years prior to the date of this Statutory Declaration, and that there has been no cessation of that use and no intervening material change of use.

11. I confirm that I am not related to Charlie James Lewis in any way.

I understand that this statement will be used to support an application for a Certificate of Lawful Existing Use or Development and that Section 194 of the 1990 Town and Country Planning Act provides that it is an offence to furnish false or misleading information.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

DECLARED BY .....

AT

THIS 27TH DAY OF June 2025

BEFORE ~~ME~~

Solicitor/Commissioner for Oaths

RICHARD BUCHLAND.

ODT Solicitors
Wheel House
133 High Street
Hurstpierpoint
BN6 9PU

RICHARD BUCHLAND.

Appendix B

STATUTORY DECLARATION of Charlie James Lewis
I Charlie James Lewis of The Bothy at Waterperry House, Frylands Lane, Wineham, BN5 9BT
DO SOLEMNLY AND SINCERELY DECLARE AS FOLLOWS:

1. I make this Statutory Declaration in support of the application for a Certificate of Lawful Development to certify as lawful the use of The Bothy as a single independent dwelling house.

2. In this Declaration, I will refer to the application Site known as The Bothy, Waterperry House, Frylands Lane, Wineham, BN5 9BT, as 'the Site', the Bothy or 'the Property'. This is shown edged red on the plan at **Appendix A**.

3. I moved into The Bothy on 3rd July 2018. The Bothy is my main residence and I have no other place of residence since I moved in on 3rd July 2018.

4. I have lived here continuously since that date until the date of this declaration. I have on occasion stayed away and have also taken holidays, but I have never left The Bothy for any period longer than two weeks, nor have I moved to another residence at any time.

5. Mr Ronald Chatterton-Sim bought the whole property including the Site the subject of this declaration in November 2013. The property has been rented by myself since 3rd July 2018.

6. The accommodation in The Bothy comprises; 1 bedroom, 1 bathroom, a kitchen and a lounge. The Bothy also benefits from an external terrace area / garden area. The Bothy has its own entrance which is entirely separate from Waterperry House.

7. When I began renting The Bothy on the 3rd July 2018 I paid £850 per month in rent, from the 27th June 2022 to the present day I pay £1,000 per month in rent directly to Ronald Chatterton-Sim. The rent I pay includes all the services and utilities at The Bothy. Copies of a redacted bank statement which details withdrawals for these payments are attached at **Appendix B.**

8. Power, heating and water is supplied to the Bothy, but there is no separate metering, and the cost is included within my monthly rent.

9. I am not related in any way to Ronald Chatterton-Sim.

10. I have never taken meals with Ronald Chatterton-Sim, nor utilised any of the facilities at Waterperry House.

11. The Bothy shares the same vehicular access onto Fryland Lane as Waterperry House, but there is a separate area for parking my car, and therefore parking facilities are not shared.

I understand that this statement will be used to support an application for a Certificate of Lawful Existing Use or Development and that Section 194 of the 1990 Town and Country Planning Act provides that it is an offence to furnish false or misleading information.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

DECLARED BY .....

AT

ODT Solicitors
Wheel House
133 High Street
Hurstpierpoint
BN6 9PU

THIS 27 DAY OF June 2025

BEFORE ME

RICHARD BUCHLAND

Solicitor/Commissioner for Oaths

Appendix C

STATUTORY DECLARATION of ALFIE TIGHE

I, ALFIE TIGHE of Little Frylands, Wineham Lane, Wineham, BN5 9AW

DO SOLEMNLY AND SINCERELY DECLARE AS FOLLOWS:

1. I make this Statutory Declaration in support of the application for a Certificate of Lawful Development to certify as lawful the use of The Bothy as a single independent dwelling house.

2. In this Declaration, when I refer to the Site, I refer to the land edged red on the plan at Annex A.

3. I live at Little Frylands which is a neighbouring property of Waterperry House and The Bothy. I therefore know both properties well. I have lived at Little Frylands for 19 years.

4. I recall repair works to the roof of The Bothy being undertaken in 2013 and witnessed a first floor being added to the building in 2013. I am a builder and offered free guidance to Ronald Chatterton-Sim throughout the construction works at this time.

5. I am aware that the Bothy is independent from Waterperry House and has been rented separately from Waterperry House since July 2018. I am aware that The Bothy is currently occupied by Charlie James Lewis.

6. I am not related in any way to Ronald Chatterton-Sim or Charlie James Lewis.

I understand that this statement will be used to support an application for a Certificate of Lawful Existing Use or Development and that Section 194 of the 1990 Town and Country Planning Act provides that it is an offence to furnish false or misleading information.

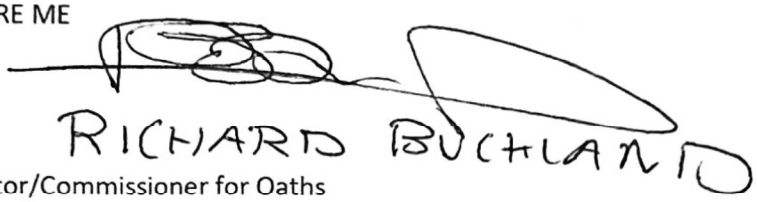
AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

DECLARED BY .....

AT

THIS ....27TH....DAY OF June 2025

BEFORE ME



RICHARD BUCHLAND

Solicitor/Commissioner for Oaths

ODT Solicitors
Wheel House
133 High Street
Hurstpierpoint
BN6 9PU

STATUTORY DECLARATION of ELIZABETH WASSENAAR
I, Elizabeth Wassenaar of Newlands, Frylands Lane, Wineham, BN5 9BS
DO SOLEMNLY AND SINCERELY DECLARE AS FOLLOWS:

1. I make this Statutory Declaration in support of the application for a Certificate of Lawful Development to certify as lawful the use of The Bothy as a single independent dwelling house.

2. In this Declaration, when I refer to the Site, I refer to the land edged red on the plan at Annex A.

3. I live at Newlands which is a direct neighbouring property of Waterperry House and The Bothy. I have lived at Newlands for 4 years. Prior to living at Newlands, I lived at East Lodge, Frylands Lane which is also a direct neighbouring property of Waterperry House and The Bothy. I lived at East Lodge for 10 years. I therefore know the properties of Waterperry Hose and The Bothy very well.

4. I recall repair works to the roof of The Bothy being undertaken in 2013 and witnessed a first floor being added to the building in 2013.

5. I am aware that the Bothy is independent from Waterperry House and has been rented separately from Waterperry House since July 2018. I am aware that The Bothy is currently occupied by Charlie James Lewis.

6. I am not related in any way to Ronald Chatterton-Sim or Charlie James Lewis.

I understand that this statement will be used to support an application for a Certificate of Lawful Existing Use or Development and that Section 194 of the 1990 Town and Country Planning Act provides that it is an offence to furnish false or misleading information.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

DECLARED BY .....

AT

THIS 27TH DAY OF June 2025

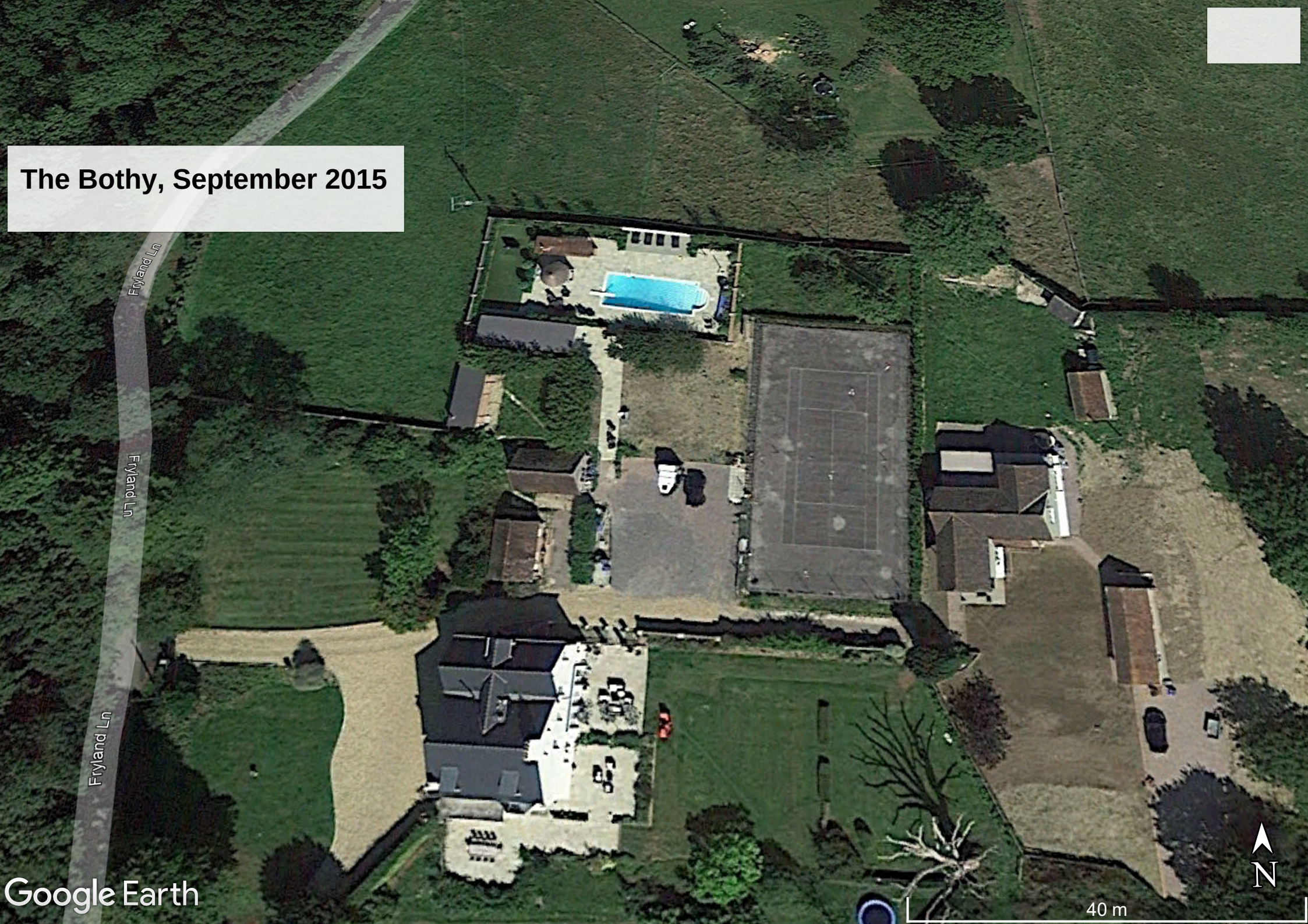
BEFORE ME

Solicitor/Commissioner for Oaths

RICHARD BUCHAN

ODT Solicitors
Wheel House
133 High Street
Hurstpierpoint
BN6 9PU

Appendix D


The Bothy, September 2015
Fryland Ln
Fryland Ln
Fryland Ln
Google Earth
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