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**LAWFUL DEVELOPMENT: EXISTING USE**

**HATTS COPSE FARM, BROOK LANE, BOTLEY SO30 2ER**

**1 – INTRODUCTION**

Since 2012, the large annex on site has been rented out as a mixture of long term and short term lets to non-related persons. This is contrary to the limitation set up application V/08/64296 which stated that the annex was to be occupied only by family or friends of the owner of the dwelling house.

Over this time period there have been no highways issues or neighbour complaints.

The timeline of the annex since 2012 is listed below – which is the basis of a lot of the information that has been provided in applications of late - and from this we therefore why we assert it should now how deemed consent as a stand alone C3 dwelling in addition to that which already exists.

**2 – TIMELINE**

**Moved in 2011** - Previous owners were renting the big annex  
**2011-2012** : £2029 - moved in 12th Feb 2012 (not a relative)  
£600pcm have rental agreement  
**2012-2013** : £7,200 - Long Term rent 12 months at £600 pcm  
have rental agreement  
**2013-2014** : £4,200 - Long Term rent 12 months at £350  
pcm Neighbours Friend no rental agreement stayed for just over 5 years can  
get statement from along with tax and bank statements if the bank still  
holds them.  
**2014-2015** : £4,200 - Long Term rent 12 months at £350 pcm  
**2015-2016** : £4,200 - Long Term rent 12 months at £350 pcm  
**2016-2017** : £5,400 - Long Term rent 12 months at £450 pcm  
**2017-2018** : £6,150 - Long Term rent 12 months 6 months at  
£450 pcm / 6 months at £575 pcm)  
**2018-2019** : £6,900 - Long Term rent 12 months £575 per month prior  
to refurb) rental agreement available

**2019-2020** : £7,905 - 5 month refurb, 7 months Airbnb with supporting records,  
**2020-2021** : £14,620 - 5 months Airbnb with supporting records, 5 months long term rent with monthly invoices, 1 month empty  
**2021-2022** : £20,863- 10 months long term rent with monthly invoices (15 month stay in total), 2 months AirBnB full year with supporting records  
**2022-2023** : £20,583 - AirBnB full year with supporting records  
**2023-to date** : ~£10,000- AirBnB full year with supporting records

### 3 – SITE PLAN

