

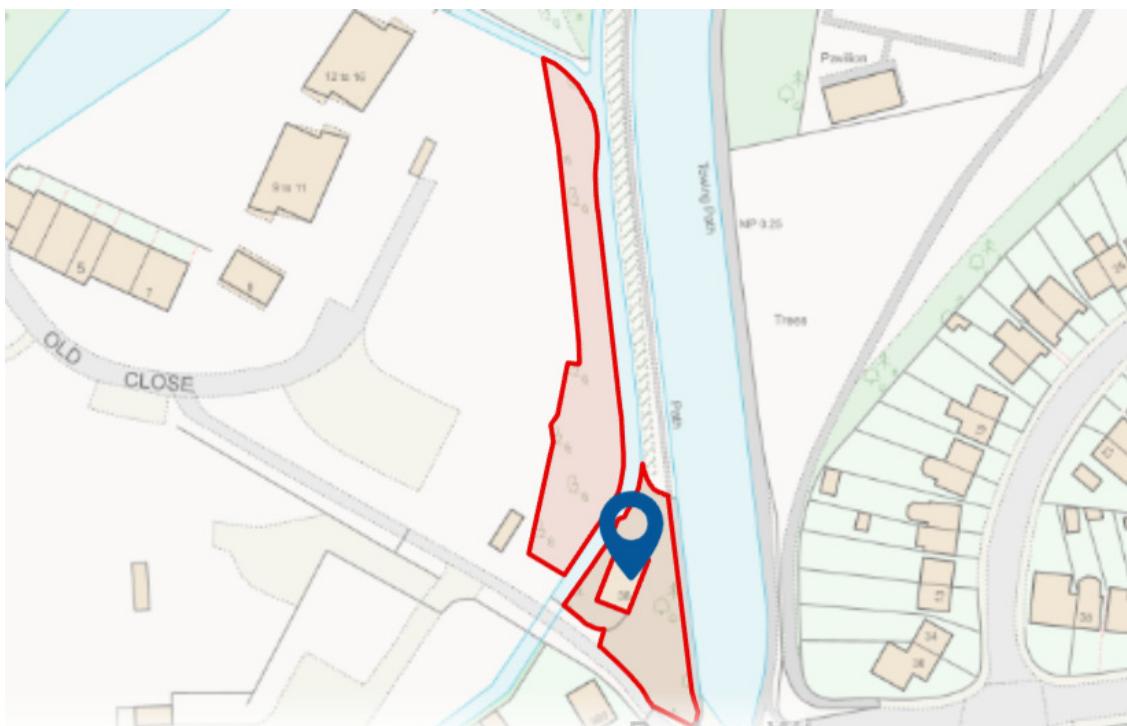
Old Mill Lodge

38 Benbow Waye, UB8 2EY

LDC Application

01/07/2025

PLANNING STATEMENT



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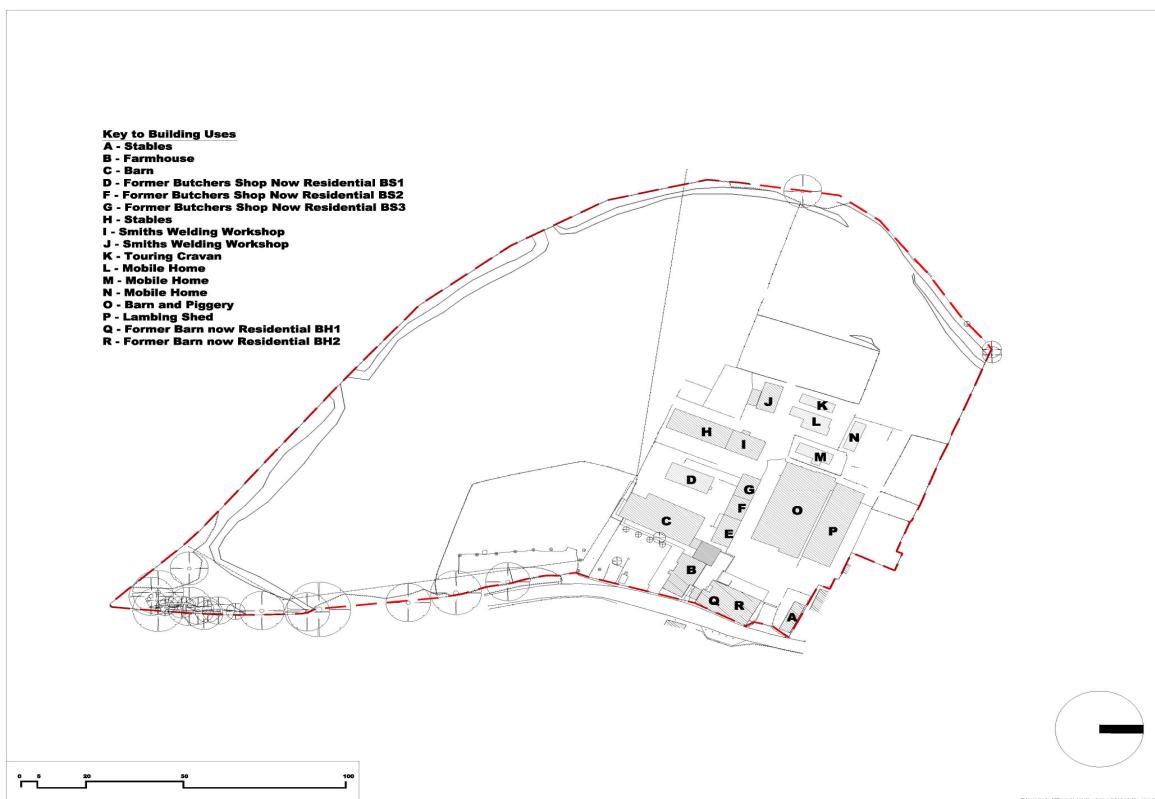
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1. INTRODUCTION

This report has been created to support the planning application for Lawful Development Certificates to formalise the Residential use of Old Mill Lodge 38 Benbow Waye, which has been inhabited as a residential unit for over 17 years. The **Site Plan 1** below references the Unit the application pertains to.

A - OML – 2 Bed Lodge



Site Plan 1

All supporting evidence has been uploaded as part of this application. The Owner of the property, Mr Alan Driscoll also was the original developer of the adjoining Old Mill Site. As the architect who completed this development, I can also confirm that Mr. Driscoll has lived in the Old Mill Lodge 38 Benbow Waye since 2007, a period which far exceeds the accepted timeframe of existing use to qualify for the LDC approval to grant the property C3 use.