

EVIDENCE VERIFICATION STATEMENT

LANDMARK REALTY GROUP LTD

**SUMMERFIELD BUNGALOW
SUMMERFIELD DRIVE
PRESTWICH
BURY
M25 9XS**

JUNE 2026

DOC REF. 1263.1.LRG.AJO.Fn

CONTENTS

1	INTRODUCTION & BACKGROUND	3
2	SUPPORTING EVIDENCE	4

Appendix 1: Drawings submitted with Application Ref. 71212 (Sept 2024)

Appendix 2: Annual Transactional Evidence (2015 – 2025)

Appendix 3: Sworn Statement: Mr Lukas Hall

1. INTRODUCTION & BACKGROUND

- 1.1 Summit Planning Associates has been appointed by the Applicant, Landmark Realty Group Ltd, to prepare and submit an application for a Lawful Development Certificate for an Existing Use or Operation or Activity, including those in breach of a planning condition, to evidence that the premises in question and its associated garage/ outbuilding has been in use on a short-term let basis for a period in excess of 10 years. The site falls within the administrative boundary of Bury Council.
- 1.2 The purpose of this application submission is to demonstrate that, insofar as the use of the premises is concerned, it has been operating 4no. short-term let units for a period of time in excess of 10 years and a such has now become the lawful planning use of the premises.
- 1.3 The previous lawful use of the premises was as a single dwellinghouse in the form of a dual-level bungalow with associated outbuilding/ garage (Class C3). However, this pre-dated the purchase of the premises by Mr Lukas Hall in 2012. At this point of purchase the layout of the premises had already been altered such that two separate units had been created between the lower ground floor level and upper floor level. At this time the garage/ outbuilding remained as a garage/ outbuilding.
- 1.4 Between purchase in 2012 and early 2015, a programme of refurbishment works were carried out at the premises to create the layout of the premises as it stands today and the garage/ outbuilding was fitted out to its current layout.
- 1.5 Application Ref. 71212 (Sept 2024) for the Conversion of 1no. dwelling to 3no. apartments was withdrawn by the Applicant on 24th June 2025. The plans that confirm the arrangement of the premises are enclosed at **Appendix 1**. The Local Planning Authority (LPA) has also visited the premises (3rd June 2026) to confirm and observe its layout.

2. SUPPORTING EVIDENCE

- 2.1 Insofar as an application for a Lawful Development Certificate for an Existing Use or Operation or Activity, including those in breach of a planning condition, is concerned, the onus is on the Applicant to prove that 'on the balance of probability' the existing development use is lawful.
- 2.2 As such, the Applicant needs to provide sufficient evidence to prove lawfulness of the development. In the case of this application, it is for the Applicant to prove that on the balance of probability the existing premises and its associated garage/ outbuilding has been in use on a short-term let basis for a period in excess of 10 years and has now become the lawful use of the premises.
- 2.3 Enclosed at **Appendix 2** is evidence that shows annual transactional evidence of AirBnB booking confirmations and AirBnB payout confirmations, which are paid out to the host once a visitor has stayed. It also includes a selection of stay ratings/ reviews which are also left after a visitor has stayed. This transactional information is shown for the period February 2015 to December 2025. This in itself shows that the premises has been consistently operating as a premises providing short-term let accommodation for a period of time, in excess of 10 years. This has been the only use of the premises in this time period.
- 2.4 Enclosed at **Appendix 3** is a sworn statement from Mr Lukas Hall who owned and managed the premises between 2012 and 2024 before selling it to Landmark Realty Group. Currently, Mr Hall still maintains a management role of the short-term let accommodation at the premises. Mr Hall has confirmed in the sworn statement that all of the documentary evidence submitted with the application for a Certificate of Lawfulness, to confirm the use of the premises and associated outbuilding as short term let accommodation, is linked to all of the AirBnB account I.D's listed below, which relate solely to Summerfield Bungalow and the associated garage/ outbuilding.
- 2.5 Over the 10-year period there have been five different AirBnB Account ID numbers associated with the operation of the premises on a short-term let accommodation basis. The account I.D reference numbers are confirmed as;

51510105

398169052

570076808

716007466

756816317

2.6 The short-term let units themselves have also been referred to as follows;

‘Amazing Open Plan Living’ – Garage/ Outbuilding;

‘Beautiful House in the heart of a golf course’ – Upper left short-term let;

Amazing Apartment with Panoramic Fish Tank; - Upper right short-term let; and

‘Sleek and Simple Stay’ – Lower Ground short-term let.

2.6 The submitted annual transactional information covers the following months in each year;

2015 – Feb, Mar, May, June, Aug, Sept, Oct, Nov and Dec;

2016 – Jan, Feb, Mar, May, June, July, Aug, Sept, Oct, Nov and Dec;

2017 – Jan, Feb, Mar, Apr, May, July, Aug, Sept, Oct, Nov and Dec;

2018 – Mar, July, Aug, Oct, Nov and Dec;

2019 – June, July, Aug, Sept, Oct, Nov and Dec;

2020 – Feb, Mar, July, Aug, Sept, oct, Nov and Dec;

2021 – Nov and Dec;

2022 – Jan, Nov and Dec;

2023 – May, June, July, Aug, Sept, Oct, Nov and Dec;

2024 – Jan, Feb, June and Oct;

2025 – May, June, July and Dec.

- 2.7 The nature of short-term let accommodation means that it ebbs and flows with demand. Furthermore, AirBnB itself has a strict enforcement action policy that it implements when a complaint is made, or if a review is disputed. When AirBnB's enforcement action policy is triggered a listing is suspended and the bookings calendar is blocked, while the case is reviewed. This creates some unavoidable voids in the booking patterns. The visible calendar gaps over the 10-year period are partly due to the natural ebb and flow of demand for the short-term let accommodation and instances where AirBnB's enforcement policy has been in place.
- 2.8 Overall, the submitted supporting information demonstrates, on the balance of probability, that the use of the premises as short-term let accommodation, is one that has been operating consistently, for a steady period of time in excess of 10 years and the Planning Authority is respectfully requested to issue a Lawful Development Certificate on this matter.

APPENDICES

**APPENDIX 1: Drawings submitted with Application Ref. 71212
(Sept 2024)**

Location Plan

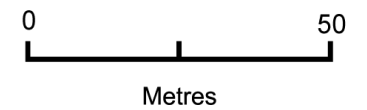
Site Address: Summerfield Bungalow, Summerfield Drive, Prestwich, M25 9XS

Date Produced: 30-Sep-2024

Scale: 1:1250 @A4

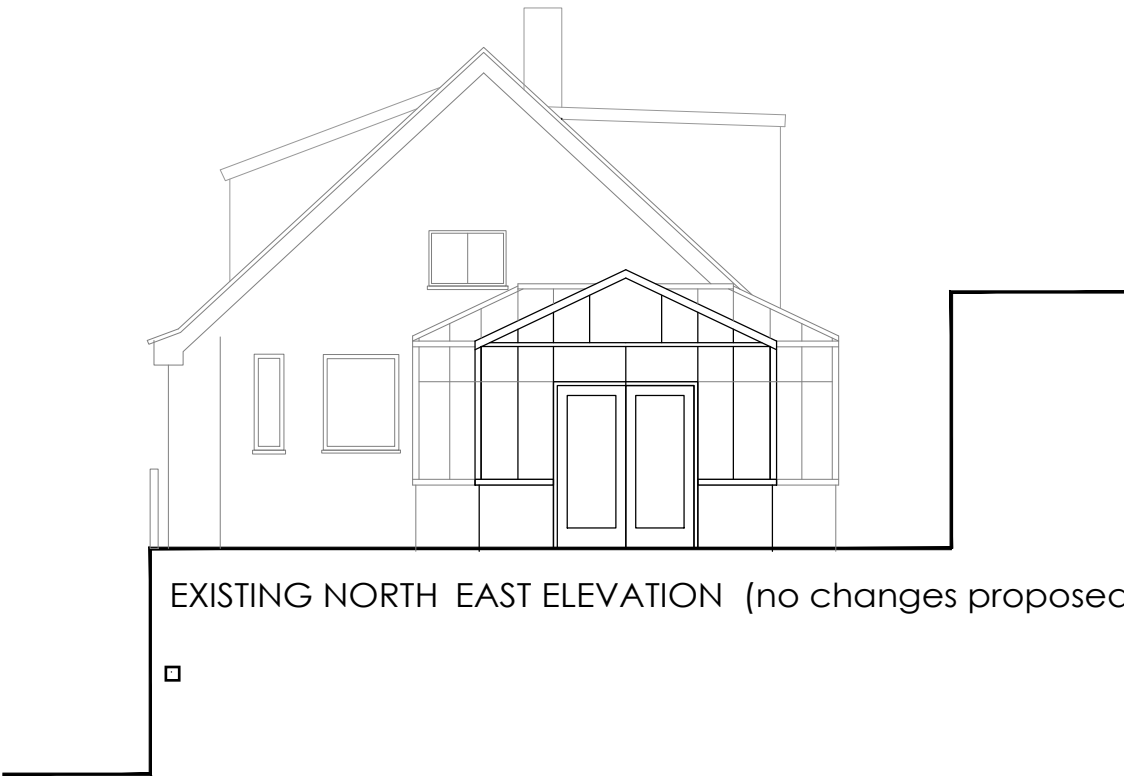


Planning Portal Reference: PP-13444636v1





EXISTING SOUTH EAST ELEVATION (no changes proposed)



EXISTING NORTH EAST ELEVATION (no changes proposed)

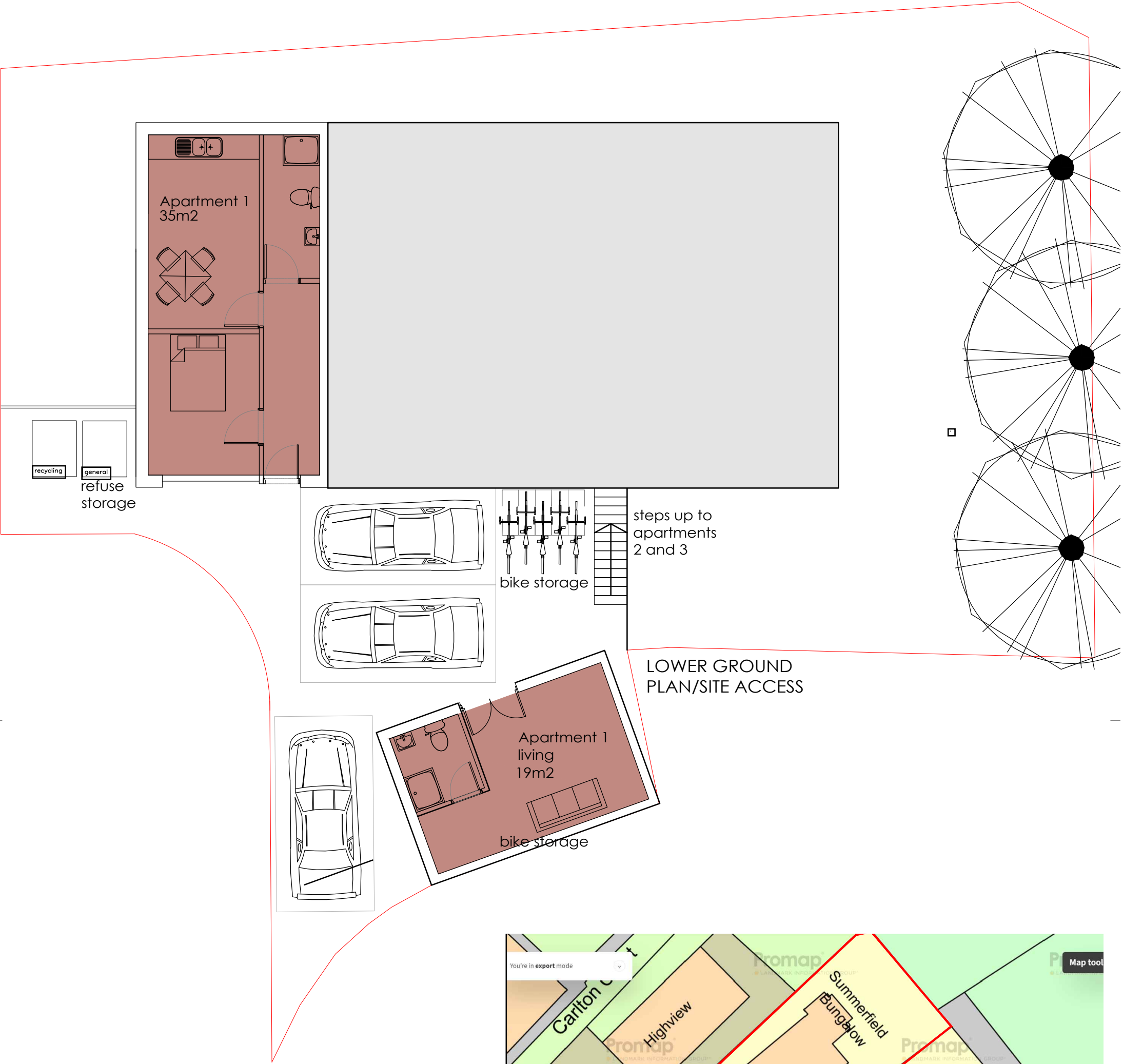


EXISTING SOUTH WEST ELEVATION (no changes proposed)



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XXX		
PROPOSED SUBDIVISION INTO 3 APARTMENTS SUMMERFIELD BUNGALOW		
XXX		
Drawn	MP	Status PL Date SEPT 24
Checked	IM	Original A3 Scale 1:100@A3
PL 06		A



PROPOSED LOWER GROUND FLOOR PLAN
SUMMERFIELD BUNGALOW SCALE 1:100 @ A3

FOB

Design

FOB Design (UK) Ltd

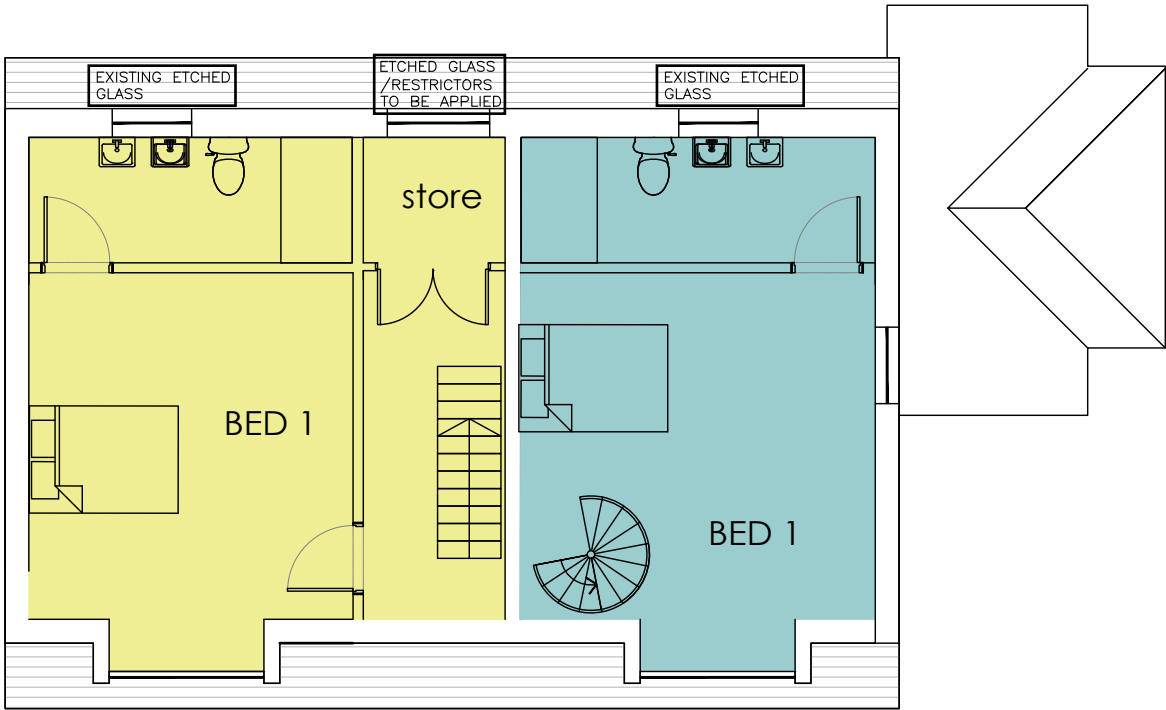
72A Water Lane,

Wilmslow, Cheshire, SK9 5BB

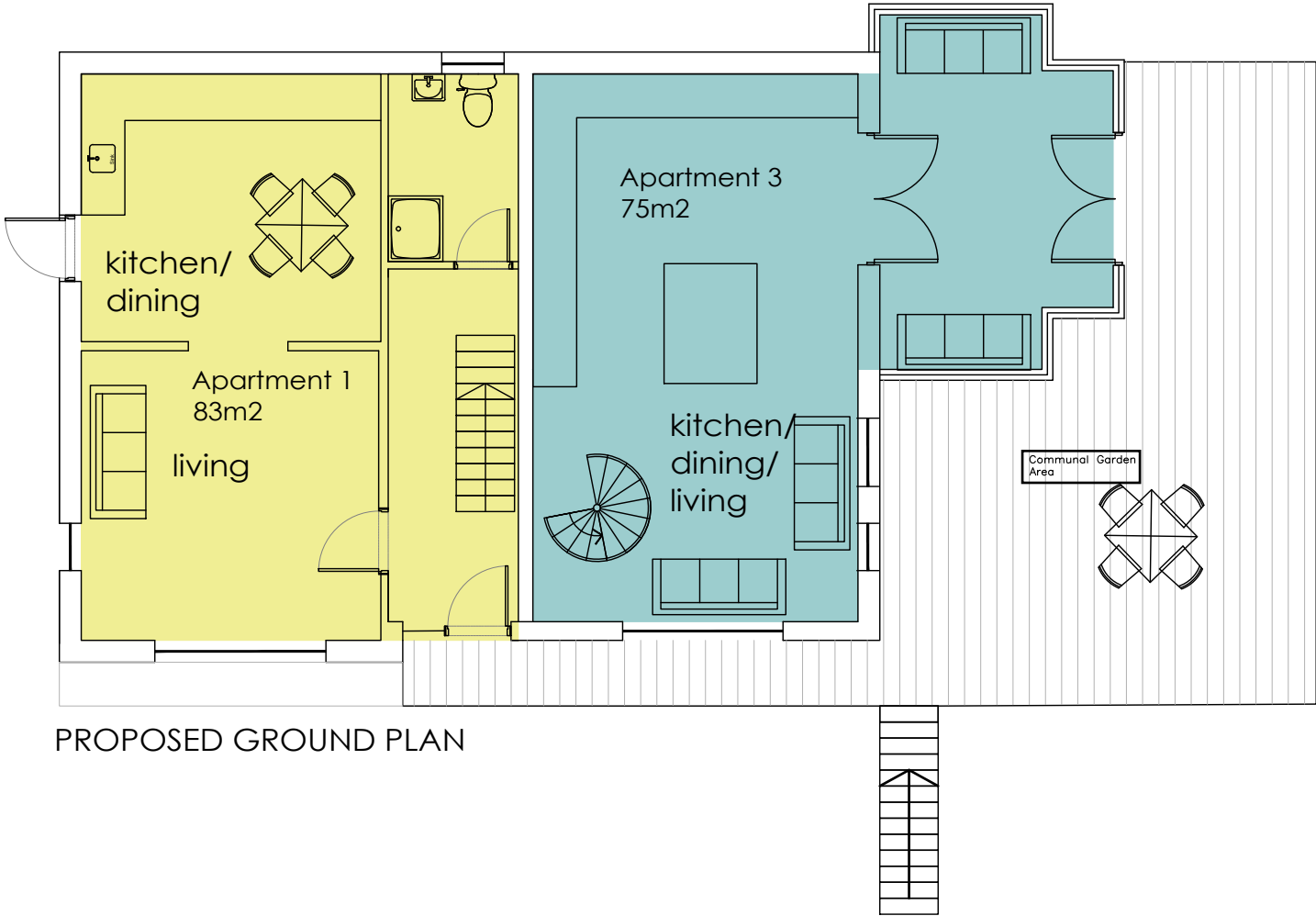
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PROPOSED SUBDIVISION INTO 3 APARTMENTS		
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Date SEPT 24		Scale 1:100@A3
PL 01		A



PROPOSED 1ST FLOOR PLAN



PROPOSED GROUND PLAN



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PL 02		B