

Table 1: Evidence of Independent Occupation and Absence of Planning Harm

Table 1 summarises the actual occupation history of 489A Semington Road and The Coach House during the period of independent non-ancillary occupation. The evidence provided by successive occupiers and the managing agents, Wrights Residential Lettings, demonstrates that the arrangement has been tested through prolonged real-life occupation over multiple tenancies.

Throughout this period, there have been no reported concerns relating to privacy, overlooking, residential amenity, noise and disturbance, parking, access arrangements, neighbour relations or general enjoyment of either property. The evidence therefore demonstrates that the planning concerns which might reasonably have been anticipated when the temporary permission was granted have not materialised in practice. The temporary permission represented a prediction of potential effects. The subsequent occupation has provided real-world evidence. That evidence demonstrates that both properties have functioned successfully as independent dwellings without giving rise to any identifiable planning harm.

Period	Occupant of 489A	Occupant of The Coach House	Evidence of Outcome
Dec 2023 - Jun 2024	Tenant A	Paul Williams	No reported privacy, amenity, access, parking, noise or neighbour issues
Jun 2024 - Jan 2025	Sean Meers	Paul Williams	Occupation continued without complaint or conflict
Jan 2025 - Present	Peter & Deborah Davies	Paul Williams	Ongoing independent occupation with no reported adverse impacts
Wrights Residential Lettings management period	Successive tenancies	Continuous occupation	Managing agents confirm that throughout the management period there have been no complaints, disputes, management issues or adverse effects arising from the separate occupation of The Coach House.

Conclusion

The temporary planning permission enabled the effects of independent occupation to be assessed in practice rather than predicted in theory. That assessment has now taken place. Successive occupiers of the neighbouring property, together with the managing agents, confirm that no privacy, residential amenity, parking, access, noise, disturbance or neighbour-related issues have arisen during the period of occupation. The evidence therefore demonstrates that the planning concerns anticipated when the temporary permission was granted have not materialised in practice. In practical terms, The Coach House has already operated successfully as an independent non-ancillary C3 dwelling over an extended period, without adverse impact on the occupation, enjoyment or management of neighbouring accommodation.