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# **APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE**

## ***USE OF LAND AS A GARDEN AND THE CONSTRUCTION OF A GARDEN SHED IN CONNECTION WITH DAIRY COTTAGE***

**Dairy Cottage  
Hough Clough Lane  
Chipping  
PRESTON  
PR3 2NT**

**17/09/2020**



## 1. Background

- 1.1. This application for a Lawful Development Certificate, is to establish the curtilage of Dairy Cottage and the presence of a garden shed.
- 1.2. My clients acquired the property in 1996. Appendix 1 confirms the area of land acquired. Appendix 2 is the Surveyor's report confirming the presence of the garden extending to the other side of the lane, when the property was acquired in 1996.
- 1.3. Before this date, plus since this time, the area has been used as a domestic garden with a timber shed. This is evidenced by the Google Earth image dated 2003 (Appendix 3). The Council will be able to verify this from its own historic aerial photographs.
- 1.4. A letter confirming the fact that the land has been used as a garden for over 10 years and the shed was constructed more than 4 years ago has been provided by John Amery, a close neighbour ( Appendix 4).

## 2. Conclusions

- 2.1. It is clear that the area outlined in red on the application has been used as a garden in connection with Dairy Cottage for well in excess of 10 years. In addition, the shed has been on site for well in excess of 4 years.
- 2.2. The local authority is respectfully requested to confirm without delay, that beyond reasonable doubt, the area identified in red has been used as a garden of Dairy Cottage for over 10 years, plus the shed was constructed more than 4 years ago. As such a Lawful Development Certificate should be granted in relation to the use of the land for a private garden and the presence of a garden shed.



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## Appendix

1. Title Plans
2. Surveyors Report 1996
3. Aerial Photograph 2003
4. Letter from John Amery