

Statutory Declaration made under the Statutory Declarations Act 1835

I, Mr Antoni Goodier, of 224 Common Edge Road, Blackpool, FY4 5DH - do solemnly and sincerely declare as follows;

- 1) My wife and I purchased the property indicated on the attached location plan (224 Common Edge Road) in April 2009 (Exhibit AG/1). It had formerly been in use as a horticultural business some years before we purchased it, but that use (and the buildings) had ceased before our purchase.
- 2) As soon as we purchased the property and associated land, I began building work on various buildings within the rear garden area of the property and made two planning applications for various alterations and extensions to the main dwelling (applications numbered 09/0699 and 10/1051). The construction of buildings to the rear of the property was carried out as described in the following paragraphs of this Statutory Declaration and as detailed on the attached site plan and building plans (these are numbered AG/2, AG/3, AG/4, AG/5, AG/6 and AG/7).
- 3) In respect of Building "A" ("Buttercup Cottage"), this was originally constructed by myself in spring/summer 2013, for use as a garage. I carried out some internal alterations to the building and inserted windows in place of the main garage doors in spring/summer 2016, so that it could be used as a "Granny Annexe" by my elderly mother-in-law. My mother-in-law resides in the annexe building.
- 4) Building "B" was constructed over a period of time (from 2010 to early 2013) by myself, mainly for storage of some of my cars and motorcycles. This building includes a bar area, studio/den, garden room area and utility. I suppose I would describe it as a garage-cum "man cave". It has always been put to these uses and continues to be so used to the present day.
- 5) Building "C" ("Mulberry Cottage") was originally constructed by myself in 2009, as a "Granny Annexe" for my Mother and Step-father. They resided in the annexe up until last year and recently another family member has moved into it upon it becoming vacant.

- 6) I would add that the three buildings subject of this application for a Certificate of Lawful Use, are ALL fed, utilities wise, from the main house. None have separate postal addresses, there are no separate gardens to the annexes and all the land is on one deed/title at The Land Registry. The annexes have never been used as separate units of residential accommodation and have always been ancillary (or incidental) to the main house and occupied by close relatives.
- 7) Miss Pippa Greenway dealt with my two planning applications, (referred to above (09/0699 and 10/1051)), and also visited my property around 2014/2015 when the application was being considered for converting Stewart Longton Caravans (next door) into flats. I suspect that she would also confirm that the three buildings subject of this application, were present at the time of her site visit for the Stewart Longton application, as she came on to my property and land with an Ecologist to look for some sort of protected species, in association with the application at the site I think.
- 8) I am making this application for a Certificate of Lawful Use for the three buildings referred to and indicated on the appended plans. The buildings have been present for well in excess of four years and in the case of Building "C", since 2009. I am aware that I have never made a planning application for these buildings and have been advised by Miss Greenway that this is the appropriate way of securing a lawful use certificate for said buildings.
- 9) I further attach photographic evidence in support of Certificate of Lawfulness for the existing use at 224, Common Edge Road Blackpool FY4 5DH( this is numbered AG/8)
- 10) I make this solemn declaration conscientiously knowing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared at Addies Limited

This 6<sup>th</sup> day of May 2021

Before me solicitor

Signature of person making declaration

[Redacted Signature]

LORI MCNEE - solicitor

[Redacted Signature]

ANTON GOODIER

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