

Statutory Declaration

I, Curt Myatt of 7 Redhill Place, Hunnington, B62 0JR, do solemnly and sincerely declare as follows:

1. On the 14 December 2009, I purchased the building and associated land known as No. 7 Redhill Place ("the residential curtilage"), as part of a wider parcel of land known to me as "Land to the rear of Redhill Place, Hunnington, B62 0JR" ("the wider land").
2. The extent of the "wider land" is edged red on the plan attached to this Declaration marked **CM1** and comprises of around 0.14 hectares.
3. Following our purchase of the "wider land", on 17th February 2011, I applied to Bromsgrove District Council to convert an existing block of garages to a domestic dwelling. This conversion was permitted under Application Ref – 11/0137, with the permission dated 14th April 2011.
4. This conversion work was undertaken and completed on 20th December 2012, and I have occupied the dwelling continuous ever since this date. This dwelling is known as No. 7 Redhill Place.
5. To confirm, the extent of residential curtilage and ancillary amenity space associated with No. 7 Redhill Place remains the same today as it was when I first occupied the building on 20th December 2012.
6. For the avoidance of doubt, the extent of the "residential curtilage" associated with No. 7 Redhill Place since 20th December 2012 is edged red on the plan attached to this Declaration marked **CM2** and comprises of around 0.05 hectares.
7. I can confirm that I constructed a single storey flat roofed detached outbuilding within the curtilage of No. 7 Redhill Place in May 2021 and that this outbuilding measures 4.5m depth, 5.4m width and 2.5m maximum height from external ground level (all measurements external). This outbuilding was originally constructed and used as a summer room for purposes incidental to the residential enjoyment of No. 7 Redhill Place.
8. I constructed the outbuilding on the basis that it complied with the criteria of Part Schedule 2 Class E the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
9. For the avoidance of doubt, this outbuilding is outlined in green on the attached plan marked **CM2**.

10. Since November 2021, the outbuilding has been used as a home hairdressing salon solely by my partner, Stacey Chavda. For the avoidance of doubt, my partner, Stacey Chavda, also occupies No. 7 Redhill Place and has also lived in the property since 20th December 2012 alongside myself.

11. The home hairdressing salon is operated on an appointment-only basis, with on average 2-3 customers per day, primarily in day time hours Monday – Friday (with limited appointments on Saturday and Sunday mornings and no appointments on Bank Holidays), with only 1 customer and 1 staff member (Stacey Chavda) maximum at any one time. To be clear, Stacey is the only employee in this homeworking business and the majority of customers are family, friends and associated referrals.

12. As this is run on an appointment-only basis, full control is retained over when and who visits the property. Any car parking required (only 1 car at any one time) is provided off-road on the existing driveway for No. 7 Redhill Place.


13. No. 7 Redhill Place and its residential curtilage is still primarily occupied as a private residential dwelling and I consider that the use of the outbuilding as a home hairdressing salon since November 2021, operated in the manner outlined, would not result in any material change of use. In my view, the outbuilding would therefore be occupied incidental to the enjoyment of the dwellinghouse and would continue to benefit from permitted development rights.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared at TAUBOTS LANE, 5-7 HAZLIT ROAD, HALEJOWEN,
WEST MIDLANDS, B63 4PU

this 2nd day of JUNE 2023

Name: SANJEEV ICUMAR SUNDAL

Before: 
Solicitor/Commissioner

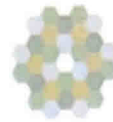
Dated: 2nd of JUNE 2023

SANDREW ICHINGALE JONES
02/06/2023

CM1 - Land Rear of Redhill Place, Hunnington, B62 0JR ("The Wider Land")

Land Registry
Official copy of
title plan

Title number **WR127115**
Ordnance Survey map reference **SO9681SW**
Scale **1:1250** enlarged from 1:2500
Administrative area **Worcestershire: Bromsgrove**



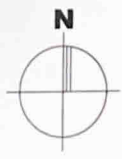
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This official copy issued on 13 January 2010 shows the state of this title plan on 13 January 2010 at 15:19:06. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Coventry Office.

CM2

SANDED KUMAR SURVEY
02/06/2023



project	Redhill Place Hunnington, Worcestershire, B62 0JR		
title	Site Location Plan		
drawing number	(00)001	date:	25/11/2020
Scale	1 : 1250	@ A4	

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